



NOTICE OF PUBLIC MEETING OF THE PLEASANT GROVE CITY COUNCIL

Notice is hereby given that the Pleasant Grove City Council will hold a **regular meeting at 6:00 p.m. on Tuesday March 31, 2015** in the City Council Chambers 86 East 100 South Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a. City Council Minutes:**
 - City Council Minutes for the March 3, 2015 meeting.
 - City Council Minutes for the March 10, 2015 meeting
 - b. To consider for approval Partial Payment Request No. 1 for the FY 2014-15 Sewer Rehabilitation Project for Insituform Technologies Inc.**
 - c. To consider for approval of Payment Request No. 3 for the Shannon Fields Softball Complex Phase 2 for S & L Inc.**
 - To consider for approval of paid vouchers for March 23, 2015.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
 - A. To consider the appointment of the Strawberry Days Chair and Vice-Chair.**
- 8. PRESENTATIONS:**
 - A. Introduction of the 2015 Strawberry Days Royalty.**
 - B. Center Stage presentation.**
- 9. ACTION ITEMS READY FOR VOTE:**
 - A. To consider for approval Ronald Brailsford requests approval to divide lot 7 in Plat A of the Trails End Court Subdivision to create 2 lots that will front onto Trails End Court. These lots will form an approx. 0.41 acre subdivision called Trails End Court Subdivision Plat B located at approx. 720 South Locust Ave in the R1-8 (Single Family Residential) zone (STRING TOWN NEIGHBORHOOD). Presenter: Director Young**
- 10. ACTION ITEMS WITH PUBLIC DISCUSSION:**
 - A. Public Hearing to consider for adoption an Ordinance (2015-8) adopting the Water**

Management and Conservation Plan and providing for an effective date. *Presenter: Engineer Lewis*

- B. Public Hearing** to consider for adoption an Ordinance **(2015- 9)** amending the Pleasant Grove Municipal Code Section 10-11-C-2-D to allow caretaker quarters to occupy up to 10 percent of a building area occupied by a business where the business has operations, equipment, or other resources that require 24 hour oversight in the CS (Commercial Sales) zone. (Reza Sanati applicant) *Presenter: Director Young*
- C. Public Hearing** to consider for adoption an Ordinance **(2015-10)** amending the Pleasant Grove Municipal Code Section 10-11-D-2-E to add land use codes #5821, “Dance halls serving alcoholic beverages (excluding hard liquors)” and #6399 “Other personal services, NEC. (includes babysitting bureaus, rental of beach chairs, invalid supplies, pillows, marriage bureaus, reducing salons, receptions, wedding chapels, etc.)” as conditional uses in the CS-2 (Commercial Sales-2) zone. (Oscar Saldana applicant) *Presenter: Director Young*
- D. Public Hearing** to consider for adoption an Ordinance **(2015-11)** amending the Pleasant Grove Municipal Code Section 10-14-24-1-C to add land use code # 6377, “Indoor climate controlled storage facilities” as a conditional use to the Grove Zone, Commercial Sales Subdistrict. (Arron Freeman applicant) *Presenter: Director Young*
- E. Public Hearing** to consider for adoption an Ordinance **(2015-12)** amending the Pleasant Grove Municipal Code Section 10-14-15-M to reduce the required landscape buffer size in front of live-work units that are part of a mixed use development in Grove Zone. (John Dester applicant) *Presenter: Director Young*
- F. Public Hearing** to consider for adoption an Ordinance **(2015-13)** amending the Pleasant Grove Municipal Code Section 11-3-4 to allow temporary accesses for subdivisions to be abandoned when standard street access becomes available. **(CITY WIDE)** (Kevin Peterson applicant) *Presenter: Director Young*

11. ITEMS FOR DISCUSSION – NO ACTION TAKEN:

- A.** Budget discussion.
- B.** Public Safety Building Citizen Committee Application.

12. DISCUSSION ITEMS FOR THE APRIL 7, 2015 MEETING. NOTE: This meeting has been canceled.

13. NEIGHBORHOOD AND STAFF BUSINESS.

14. MAYOR AND COUNCIL BUSINESS.

15. SIGNING OF PLATS.

16. REVIEW CALENDAR.

17. ADJOURN.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City websites (www.plgrove.org).

Posted by: /s/ Kathy T. Kresser, City Recorder
Date: March 27, 2015
Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building

Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>

*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

**PARTIAL PAYMENT ESTIMATE
NO. 1**

Name of Contractor: <i>Insituform Technologies, Inc.</i>		
Name of Owner: <i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Mar-15	Original: \$212,582.25	From: 15-Dec-14
Revised: 15-Mar-15	Revised: \$220,224.74	To: 6-Feb-15
Description of Job: <i>FY2014-15 Sewer Rehabilitation Project</i>		
Amount	This Period	Total To Date
Amount Earned	\$220,224.74	\$220,224.74
Retainage Being Held	\$11,011.24	\$11,011.24
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$0.00
Amount Due	\$209,213.50	\$209,213.50

Contractor's Construction Progress is COMPLETE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 3/20/2015

Digitally signed by Bradley C. Conder, P.E.
DN: cn=Bradley C. Conder, P.E.,
o=Horrocks Engineers, ou,
email=bradc@horrocks.com,
c=US
Date: 2015.03.20 12:03:09 -06'00'

Bradley C. Conder, P.E.
Project Engineer

Accepted by: ***Insituform Technologies, Inc.***

Date: 3/20/15


Project Manager

Approved By: ***Pleasant Grove City***

Date: _____

Michael W. Daniels
Mayor

Budget Code _____ Staff Initial _____

PROJECT: FY2014-15 Sewer Rehabilitation Project

PAY PERIOD: 1 Mar-15

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1	LS	\$9,500.00	\$9,500.00	1.00	1.00	\$9,500.00	\$9,500.00
2	10" CIPP Lining	270	LF	\$30.00	\$8,100.00	270.00	270.00	\$8,100.00	\$8,100.00
3	8" CIPP Lining	5625	LF	\$21.75	\$122,343.75	5625.00	5625.00	\$122,343.75	\$122,343.75
4	Re-connection of Sewer Laterals	74	EA	\$85.00	\$6,290.00	74.00	74.00	\$6,290.00	\$6,290.00
5	Cutting of Protruding Laterals	3	EA	\$370.00	\$1,110.00	3.00	3.00	\$1,110.00	\$1,110.00
6	Top Hat Lateral Repair	8	EA	\$1,535.00	\$12,280.00	8.00	8.00	\$12,280.00	\$12,280.00
7	5 Foot Manhole	3	EA	\$5,555.00	\$16,665.00	3.00	3.00	\$16,665.00	\$16,665.00
8	Class "A" Road Repair	1200	SF	\$8.50	\$10,200.00	1200.00	1200.00	\$10,200.00	\$10,200.00
9	8" CIPP Lining	1295	LF	\$17.30	\$22,403.50	1295.00	1295.00	\$22,403.50	\$22,403.50
10	Re-connection of Sewer Laterals	21	LF	\$85.00	\$1,785.00	21.00	21.00	\$1,785.00	\$1,785.00
11	Cutting of Protruding Laterals	1	EA	\$370.00	\$370.00	1.00	1.00	\$370.00	\$370.00
12	Top Hat Lateral Repair	1	EA	\$1,535.00	\$1,535.00	1.00	1.00	\$1,535.00	\$1,535.00

Total

\$220,224.74

TOTAL	\$220,224.74	\$220,224.74
AMOUNT RETAINED	\$11,011.24	\$11,011.24
PREVIOUS RETAINAGE	\$0.00	\$0.00
PREVIOUS PAYMENTS	\$0.00	\$0.00
AMOUNT DUE	\$209,213.50	\$209,213.50

DOCUMENT 00990

CONTRACT CHANGE ORDER

Project: FY2014-15 Sewer Rehabilitation Project
 Location: Pleasant Grove City
 Change Order No.: 1

Date: March 20, 2015

To: Insituform Technologies, Inc.

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
1	Add Mobilization - Remobilization for cancelled install on 820 West		\$1,790.73
2	Subtract 270 LF of CIPP - 10" at \$30.00 per foot	\$8,100.00	
3	Add 81 LF of CIPP - 8" at \$21.75 per foot		\$1,761.75
4	Add 7 EA Re-connection of Sewer Laterals at \$85.00 per lateral		\$595.00
5	Subtract 1 EA Cutting of Protruding Laterals at \$370.00 per lateral	\$370.00	
6	Add 1 EA Top Hat Lateral Repair at \$1,535.00 per lateral		\$1,535.00
7	Add 5 Foot Manhole: Extra work at Loader Dr. for utility conflicts		\$2,974.40
8	Subtract 415 SF Class "A" Road Repair at \$8.50 per SF	\$3,527.50	
9	Subtract 66 LF of CIPP - 8" at \$17.30 per foot	\$1,141.80	
10	Add 2 EA Re-connection of Sewer Laterals at \$85.00 per lateral		\$170.00
11	Add 2 EA Cutting of Protruding Laterals at \$370.00 per lateral		\$740.00
13	Add 273 LF of CIPP - 12" at \$32.00 per foot - Replaced 10" CIPP		\$8,736.00
14	Add 287 LF CCTV - Video work completed on 820 South for pipe segment deleted from project due to concrete encountered in pipe at \$1.93 per foot		\$553.91
15	Add Concrete Removal from Sewer Main on 820 South		\$1,925.00
	Change in contact price due to this Change Order:		
	Total Decrease	\$13,139.30	
	Total Increase		\$20,781.79
	Net increase (decrease)		\$7,642.49

The sum of \$7,642.49 is hereby added to the total contract price, and the total adjusted contract price to date thereby is \$220,224.74.

The time provided for completion in the contract is Unchanged. This Document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted by:

Whitney Schulte
 Contractor Contracting & Attesting Officer

3/23/15
 Date

Recommended by:

[Signature]
 Project Engineer

3/20/2015
 Date

Approved by:

 Owner

 Date

APPLICATION FOR PAYMENT NO. THREE
TO: PLEASANT GROVE CITY
CONTRACT FOR: Shannon Fields Softball Complex - Phase 2
CONTRACTOR: S&L Inc. ENGINEERS PROJECT NO. 50-14-043
FOR WORK ACCOMPLISHED THROUGH THE DATE OF

27-Feb-15

APP. NO.	WORK COMPLETED+ MATERIALS	RETAINAGE	PAYMENT
1	\$24,730.60	\$1,236.53	\$23,494.07
2	\$106,886.44	\$5,344.32	\$101,542.11
3	\$155,408.35	\$7,770.42	\$147,637.93
4	\$0.00	\$0.00	\$0.00
5	\$0.00	\$0.00	\$0.00
6	\$0.00	\$0.00	\$0.00
7			
8			
9			
10			
11			
12			
	\$287,025.39	\$14,351.27	\$272,674.12

AMOUNT DUE - MATERIALS ON-SITE \$0.00
AMOUNT DUE - WORK COMPLETED \$287,025.39
GROSS AMOUNT DUE \$287,025.39
LESS RETAINAGE \$14,351.27
AMOUNT DUE TO DATE \$272,674.12
LESS PREVIOUS PAYMENTS \$148,530.26
AMOUNT DUE FROM PLEASANT GROVE CITY \$155,408.35
RETAINAGE TO BE WITHHELD \$7,770.42
AMOUNT DUE TO S&L INC. THIS APPLICATION \$147,637.93
MINUS AMOUNT OVERPAID ON PAY REQUEST NO. 2 \$19,386.28
MINUS RETAINAGE NOT WITHHELD ON PAY REQUEST NO. 2 \$4,107.79
NET AMOUNT DUE TO S&L INC. THIS APPLICATION \$124,143.86

ACCOMPANYING DOCUMENTATION: Contractor invoice showing work completed this period detail.

CONTRACTORS CERTIFICATION:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 1 inclusive; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interest and encumbrances (except such as covered by Bond acceptable to OWNER).

Dated 3-27, 2015 S&L Inc.

Payment of the AMOUNT DUE THIS APPLICATION is recommended.

Dated 3-27, 2015 J-U-B Engineers, Inc.

Payment of the above AMOUNT DUE THIS APPLICATION is approved.

Dated 3-27, 2015 Pleasant Grove City

CONTRACT TIME COMMENCED 25-Nov-14
CONTRACT TIMES
SUBSTANTIAL COMPLETION - Days 228
FINAL COMPLETION - Days 242
FINAL COMPLETION DATE 24-Jul-15
CONTRACT TIME ELAPSED 39.26%

BY _____

BY Marty Beaumont

BY _____

BOARD AND COMMISSION

VOLUNTEER APPLICATION

Name: Melissa Finch

Address: 1061 E 1010 N, Pleasant Grove Ut 84062

Home Phone: 801 830 5670

Mobile Phone Same

Address: _____

Please tell us why you are interested in volunteering and what you hope to gain from it.

Please tell us about your talents, your education, your work experience and skills that would make you a good candidate for the position you are seeking to fill.

Please tell us if you have been or are a member of other city commissions or organizations.

Please provide a short bio of yourself to help us know you better.

__Having lived in Pleasant Grove for almost 40 years, I have had the opportunity of serving on various committees relating to community development projects. I have a Bachelors in Sociology (U of U) with a Masters of Public Administration (BYU) and worked for the State of Utah for over 30 years before retiring. I was a co chair of the Utah County Fair and vice chair of Strawberry Days in 2014 before taking over as Chair in 2015. It has been a pleasure to serve this community that I love. We have raised our two children here and they have made Pleasant Grove their home. We hope to share many more years of memories and good times in this wonderful community.

I am interested in the following positions(s):

- ☐ Planning Commission ☐ Beautification Committee ☐ Board of Adjustment
- ☐ Design Review Board ☐ Neighborhood Chair Board (list neighborhood _____)
- ☐ Downtown 2020 ☐ Historical Committee ☐ Library Board
- ☐ Metropolitan Water District Board

BOARD AND COMMISSION

VOLUNTEER APPLICATION

Name: _____ Bob & Marilyn Gentry_____

Address: _____ 1001 N 1100 E, PG _____

Mobile Phone: _____ 801-471-4700 or 801-471-3951 _____

Email Address: bobgentry1001@gmail.com or mgentry1001@gmail.com _____

Please tell us why you are interested in volunteering and what you hope to gain from it.

We would like to be volunteers on the Strawberry Days Committee. Marilyn and I feel that we could add our enthusiasm and organizational skills to this important traditional community event. We see the value of becoming involved in this community tradition to help enhance the lives of all those that participate. Our goal in volunteering on the committee is to add our skills to those on the committee to help insure a successful outcome.

Please tell us about your talents, your education, your work experience and skills that would make you a good candidate for the position you are seeking to fill.

Most of my career has been spent in education administration (principal, district HR director and interim superintendent). I have served on a number of different boards: Mountainlands Head Start Board, Provo Kiwanis Club Board, BYU Alumni Association Board and Volunteer Care Clinic Board.

Marilyn has owned and successfully operated a flower shop in Orem for 30+ years. (Four Seasons Flowers)

Please tell us if you have been or are a member of other city commissions or organizations.
At present we are not a part of any city commission or organization.

Please provide a short bio of yourself to help us know you better.

Born and raised in Denver and Colorado Springs, Colorado

Attended Ricks College on football scholarship

Served a mission in Central States Mission: 1965-67

Married Marilyn Wood of Bountiful, UT 1967

BS in Zoology: BYU 1971

Taught science in Springville

Masters Degree, Education Administration: BYU 1975

Assistant Principal in Rexburg, ID at Madison JH and later Madison HS

Moved to North Orem in 1980

Asst. Principal at Lakeridge JH

Principal of Dixon Middle School in Provo

Director of Human Resources for Provo City School District

Moved to Pleasant Grove 2003

Became Interim Superintendent of Provo District

Retired from Provo SD with 42 years of service in education

Marilyn and I are presently serving an LDS service mission as Executive Directors of the Volunteer Care Clinic in Provo.

Also Serving as College Director for the David O McKay School of Education Alumni Society on the BYU Alumni Association Board

Marilyn has owned and operated Four Seasons Flowers in Orem since 1981

Together we have raised five children who have given us 16 (soon to be 17) grandchildren.

CITY COUNCIL STAFF REPORT

Meeting Date: March 31, 2015

Item: 9A

Subdivision: Trail's End Final Plat B

Public Hearing

APPLICANT:

Ronald Brailsford

ADDRESS:

720 South Locust Avenue

ZONE:

R1-8

GENERAL PLAN:

High Density Residential

ATTACHMENTS:

- Zoning Map
- Aerial Map
- Trail's End Plat A
- Trail's End Final Plat B
- Engineering Comments

REPORT BY:

Ken Young, Community
Development Director

Royce Davies, City Planner

BACKGROUND

Trail's End Subdivision Plat A was recorded with Utah County on December 15, 2000. This subdivision was comprised of 7 lots accessed by a street ending in a cul-de-sac. Homes currently occupy all lots of Plat A.

The applicant is requesting approval of a 2 lot final subdivision called Trail's End Plat B located at approximately 720 South Locus Avenue in the R1-8 (Single Family Residential) Zone, with a General Plan designation of High Density Residential.

ANALYSIS

The proposed plat will create 2 lots by vacating lot 7 from Land's End Plat A and dividing it. Both lots exceed the 8,000 square foot minimum lot size required in the R1-8 Zone. Lot 1 meets lot frontage and width standards. Lot 2 meets all requirements but lot width. The property currently fronts onto Locust Avenue and is approximately 23 feet narrower than the current 95 foot property width requirement for corner lots in the R1-8 Zone.

When Plat A was recorded in 2000 the minimum lot width was 85 feet in R1 Zones with corner lots required to be 10 feet wider than the minimum. Plat A drawings show lot 7 to be approximately 72 feet wide. On August 17, 2000 Warren Brandow requested a side yard variance of approx. 13 feet and a lot width variance of approx. 13 feet. City records indicate that the Board of Adjustment decided at that time that no variance was needed for the property. This was determined despite the fact that the property was being subdivided at the time.

Because this it was determined by the Board of Adjustment that a variance for the lot width and side yard setbacks was not required at the time of a previous subdivision, it follows that a variance cannot be required at this time prior to subdividing the property. The only requirement included in the variance report from the August 17, 2000 meeting of the Board of Adjustment was that the lean-to portion of the accessory garage on the now proposed lot 2 be removed. The final plat meets all other requirements for subdivision plats in the City Code.

RECOMMENDATION

Staff recommends that the City Council approve the final plat, known as Land's End Subdivision Plat B with the following conditions:

1. All Final Planning, Engineering, and Fire Department requirements are met.
2. The lean-to attached to the accessory garage on the proposed lot 2 shall be removed in accordance with requirements set forth by the Board of Adjustment on August 17, 2000.

MODEL MOTIONS

Approval – "I move the City Council approve the final plat, known as Land's End Subdivision Plat B, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. All Final Planning, Engineering, and Fire Department requirements are met.

Continue – "I move the City Council continue the review of the final plat, known as Land's End Subdivision Plat B (give date), based on the following findings:"

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – "I move the City Council deny the final plat, known as Land's End Subdivision Plat B based on the following findings:"

1. List findings for denial...

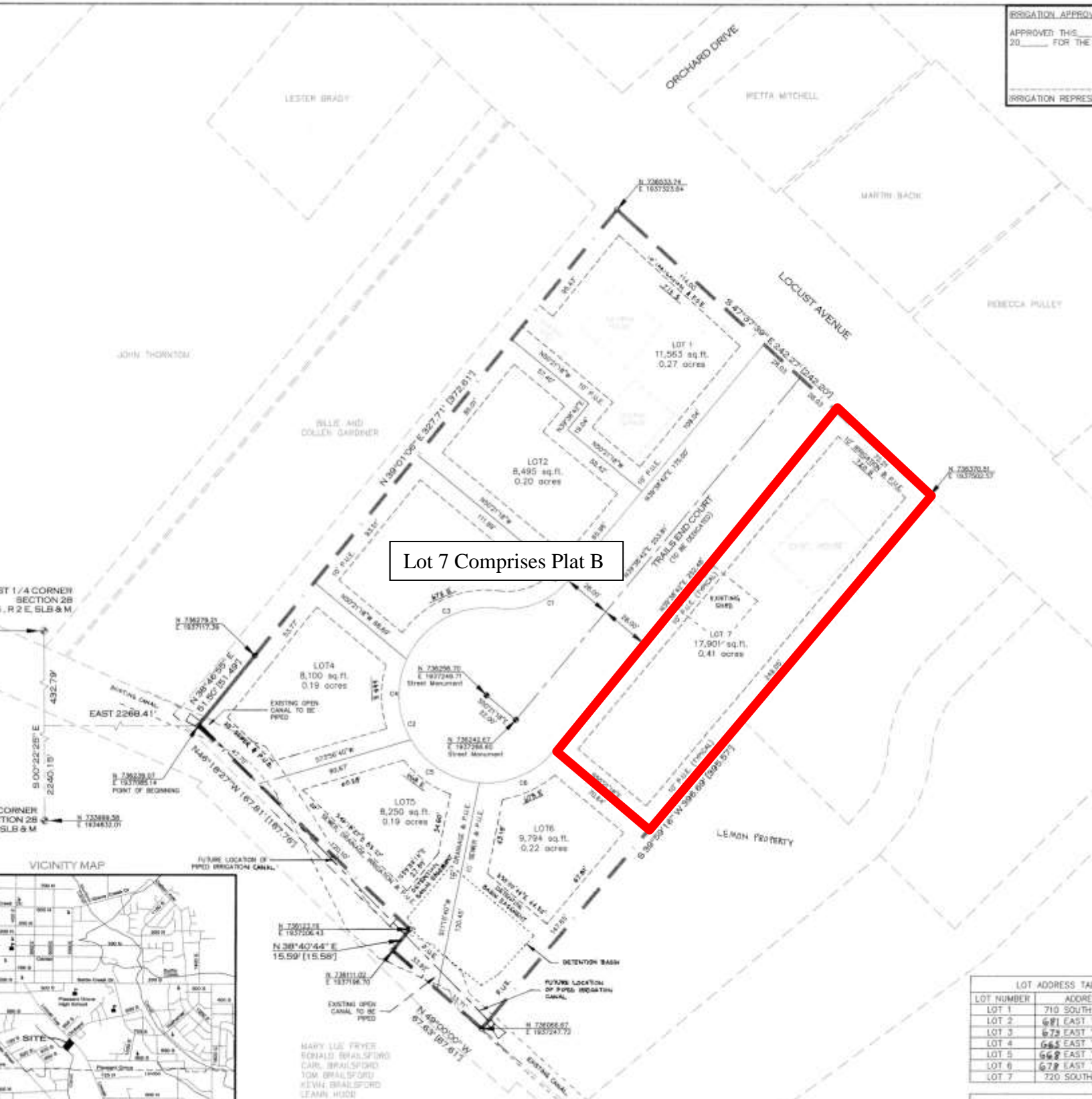
ZONING MAP



AERIAL MAP



TRAIL'S END SUBDIVISION PLAT A





Conditions of Approval

Occupancy Restriction Notice

City Utilities Approval

Public Utilities Approval

BLANCKENHORN'S EQUATION

ORDINANCE NO. 2015-8

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH,
ADOPTING THE WATER CONSERVATION PLAN.**

WHEREAS, Pleasant Grove City operates a culinary water system; and

WHEREAS, Pleasant Grove City desires to meet the requirements of the Utah Water Conservation Plan Act (UCA 73-10-32); and

WHEREAS, the City Council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community; and

WHEREAS, it would be in the best interest of the citizens to adopt the Water Management and Conservation Plan; and

WHEREAS, the City Council finds that adopting a Water Management and Conservation Plan would protect the health, safety and welfare of the City of Pleasant Grove.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. The City Council of Pleasant Grove City, Utah County, State of Utah, does hereby adopt the Water Conservation Plan which is attached hereto as Exhibit "A".

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 31st day of March, 2015.

Michael W. Daniels, Mayor

ATTEST:

(S E A L)

Kathy T. Kresser, CMC, City Recorder

PLEASANT GROVE CITY WATER MANAGEMENT AND CONSERVATION PLAN

INTRODUCTION

Pleasant Grove City has developed this Water Management and Conservation Plan to meet the requirements of the Utah Water Conservation Plan Act (UC 73-10-32). It was also developed to help the City address its water needs now and in the future.

Pleasant Grove City has designated the Public Works Director as its water conservation coordinator.

DESCRIPTION OF PLEASANT GROVE CITY AND ITS WATER SYSTEM

Prior to the advent of the Mormon pioneers in Utah, there were very few Europeans who had entered the Utah Valley. It was not until 1847 that the valley was really considered for communities.

Soon after the pioneers entered Utah, Brigham Young sent an exploration party to Utah Valley to locate suitable places for settlements. The men stopped at several sites until reaching a beautiful grove of cottonwood trees bordering a clear stream (Grove Creek). After scouting around, they decided that this was a choice location and staked out a town site. Their glowing report of ample water supplies, fertile soil, grass for pasturing cattle, and plentiful fish and game brought the first permanent settlers to the site in September, 1850.

Because of Indian trouble, the pioneers built a fort and constructed the first water system which was nothing more than a box flume carrying pure mountain water by each home. At each home there was an opening in the flume where a cover could be lifted and water dipped out and the cover immediately replaced to keep the water clean and pure. This system evolved into the current ditch irrigation system that is used for agricultural and some residential landscaping. This system is owned and operated by the Pleasant Grove Irrigation Company.

Since that time, the City developed a pressurized culinary water system to supply the indoor needs of its residents. This system also serves residential landscape irrigation for those who do not have access to Pleasant Grove Irrigation Company water. Water for this system is supplied by several springs and wells.

The City has also constructed a pressurized secondary irrigation system for non-culinary uses within the City. This system currently serves most of the City's major water users and approximately 90 percent of the City's residential users.

The assets of the former Manila Culinary Water Company have recently been split between Cedar Hills City and Pleasant Grove City. Pleasant Grove City currently serves the culinary and

secondary needs of nearly all its residents. The exceptions are a few served by private wells, a few homes served by Cedar Hills City by agreement, and some irrigation company shareholders. This Conservation Plan covers all water users within Pleasant Grove City.

Inventory of Water Resources

Pleasant Grove City's culinary water is obtained from three springs and ten wells. Table 1 shows the sources, their capacity, and their associated primary water right numbers. The City's secondary water is obtained from two wells and surface water from shares owned in various water companies. The City rents varying amounts of additional irrigation company shares each year to supplement their secondary supply. Table 2 shows the secondary sources and associated information. The City owns various additional water rights that can be utilized in both the culinary and secondary irrigation systems.

Table 1 Culinary Water Sources

Source	Capacity (gpm)	Primary Water Right Number
Battle Creek Springs	995	55-30
Wade Springs	450	55-4161
Battle Creek Well	1,346	55-5642
Grove Creek Well	650	55-977
Monson Well	1,037	55-704
Anderson Park Well	1,346	55-976
Brimley Well	2,692	55-741
Ekins Well	450	55-793
Gibson Well	3,200	55-793
Adams Well	550	55-4461
Peterson Well	1,200	55-1170
Atwood Well	625	55-710
Wadley Spring	120	55-657

Table 2 Secondary Water Sources

Source	Capacity (gpm)	Shares
Cemetery Well	300	-
Fugal Well	700	-
Pleasant Grove Irrigation Company	-	2,137
Provo River Water Users	-	300
Provo Reservoir Canal	-	141
North Union Canal Company	-	83
CUP	-	620

Water Budgets

The following is a comparison of culinary water inflows versus outflows for the past several years. The total water supplied is the amount of culinary water diverted from the source while the total water metered is what was delivered to users through a meter. The difference between total water supplied and total water metered is due to unmetered usage, leakage, loss, theft, flushing and firefighting activities.

Table 3 Culinary Water Balance

Year	Total Water Supplied (ac-ft)	Total Water Metered (ac-ft)	Difference (%)
2014	4272	3554	21%
2013	4566	2758	39%
2012	3700	2872	22%
2011	5156	3212	38%
2010	4387	3826	13%
2009	4899	3201	35%

An analysis of the City's secondary water system inflows versus outflows is not included because none of the secondary service connections are metered.

Present Water Use and Future Water Needs

In 2000 the State of Utah set a conservation goal of reducing municipal and industrial water usage by 25 percent.

Total water use in the combined Pleasant Grove City/Manila Culinary Water Company (2000) was approximately 255 gallons of water per capita day (gpcd). This is compared to the statewide average of 293 gpcd (2000) and Utah Lake Basin average of 273 gpcd (2000).

Total water use in Pleasant Grove City (2014) is approximately 248 gallons of water per capita day (gpcd). This is compared to the statewide average of 242 gpcd (2010) and Utah Lake Basin average of 221 gpcd (2010).

Since 2000 the total water use has decreased in Pleasant Grove by 7 gpcd or approximately 2.75 percent. In 2000 the City operated a single culinary water system that provided both culinary and secondary water to its residents. It is unknown the amount utilized for indoor versus outdoor. Since that time the City has constructed a secondary water system to deliver outdoor irrigation water to a majority of its residents. In 2008 the City began to collect data on culinary and secondary use separately. The culinary use in 2008 was 158 gpcd and the secondary use was 102 gpcd. In 2014 the culinary use was 108 gpcd and the secondary use was 140 gpcd. This represents a 32 percent decrease in culinary use and a 37 percent increase in secondary use. The decrease in culinary use is attributed to conservation measures implemented since 2000 while the increase in secondary use is assumed to be because of un-metered usage of irrigation water.

Total culinary plus secondary water production for 2014 is shown in Figure 1.

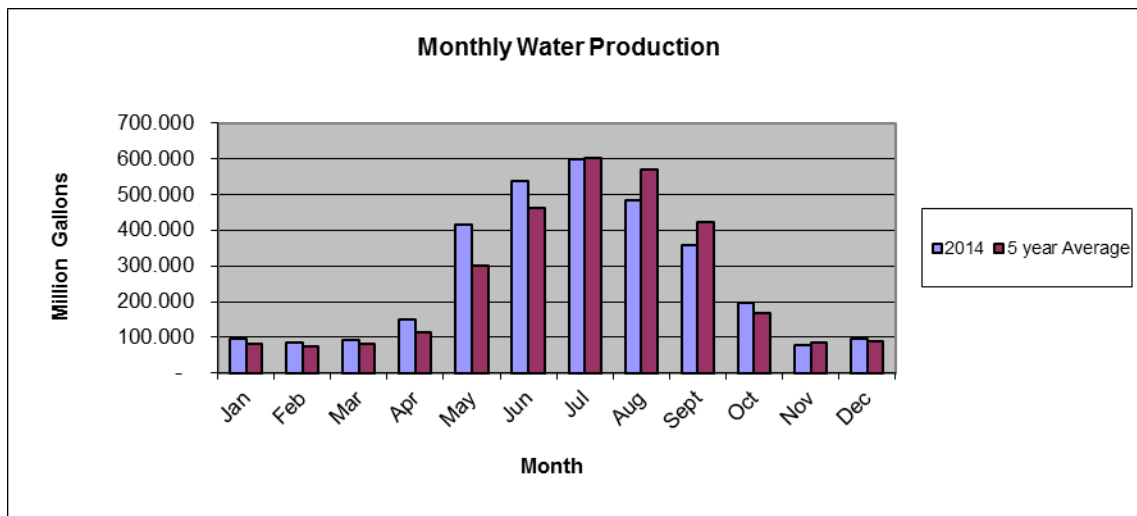


Figure 1 Monthly Water Production in 2014

Current water users in the City consist of approximately 7,713 residential connections, 390 Commercial connections, 27 church connections, and 10 school connections.

Figure 2 shows the population projections for the City through 2040. These projections were obtained from the Mountainland Association of Governments, and actual population growth may vary substantially from this figure. The current population is estimated to be 35,166. Current water use for this population is approximately 8.72 million gallons per day. The City is projected to reach buildout in 2040 with approximately 47,053 people which would utilize 11.67 million gallons of water per day.

The City's goal of reducing secondary water use by 25 percent in five years is equal to 1.23 million gallons per day. This is enough water to meet the City's projected growth through 2021.

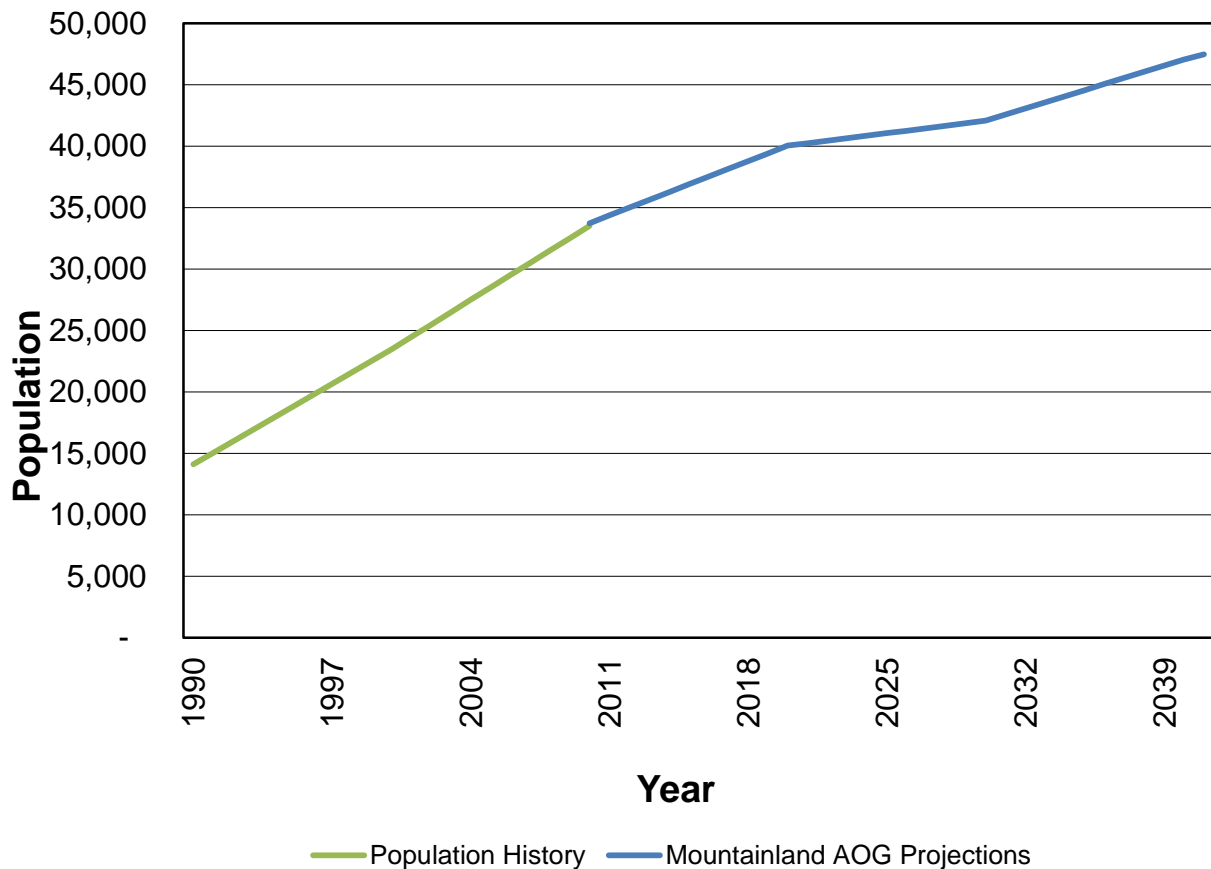


Figure 2 Pleasant Grove City Population Projection

WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

The following lists some of the problems identified by the City during development of the 2009 water conservation plan and the progress achieved on each:

- \$ Meter accuracy. One secondary water supply meter and one culinary water supply meter need improved accuracy. **The City now has working meters on all sources of supply for both the culinary and secondary systems. Meters are repaired as needed.**
- \$ Culinary water used for irrigation. More residents in the secondary irrigation service area need to connect to the secondary system to conserve high quality drinking water. **The City has connected most of the areas to the secondary system that were planned to be connected other than some City parks and the cemetery.**
- \$ Leakage within the water system. **The City has maintained a leak detection program and continues to repair leaky pipes. The City implemented a culinary water master plan in 2007 which calls for the systematic replacement of old, leaky, undersized waterlines. This is anticipated to reduce water lost to leaks.**
- \$ High use of un-metered secondary water. **The City has continued to monitor and evaluated the progress of the development of secondary water meters in hopes of finding a good meter to install on the secondary water system. A suitable meter has been identified for limited field testing.**

The following lists some of the problems identified by the City during development of the 2014 water conservation plan:

- \$ Leakage within the water system.
- \$ Un-metered use of culinary water by City.
- \$ High use of un-metered secondary water.

Water Conservation Goals

The following goals were set in 2009 to address the problems identified in the previous conservation plan. Following each is an evaluation of whether or not the goal has been met:

- \$ **Goal #1 - Reduce the City's per capita water use by 15 percent in five years. This amounts to a savings of 50 gpcd and would meet the projected water need for the next five years. Total water use over the past five years has decreased by 2.7 percent. Overall culinary water use has dropped by 32 percent in the past 5 years due to conservation measures. Overall secondary water use has increased by 37 percent.**

- \$ **Goal #2** - Drill new wells and rehabilitate old ones to meet current and projected culinary water needs. This will also allow the City to better meet its needs during drought conditions. **This goal has been partially implemented with the equipping of the Gibson Well. This plus the implementation of the secondary irrigation system have effectively extended the City's culinary water supplies by approximately 15 years. Additional wells will be drilled as demand grows and economic conditions allow.**
- \$ **Goal #3** - Repair and upgrade the remaining one secondary water meter and one culinary water meter. This will allow the City to better evaluate water usage and track conservation goals. **This goal has been implemented.**
- \$ **Goal #4** - Maintain existing physical leak detection program where listening devices are used to locate leaks which are then repaired. Develop a water audit system to analyze differences between water supplied and used. Goal #4 is required to be fully implemented prior to this analysis being feasible. **This goal has been mostly implemented. Occasionally the yearly leak survey is not completed due to budget and or time constraints.**
- \$ **Goal #5** – Install secondary water meters when technology is adequate and implement a conservation based secondary water rate structure. **The City has continued to monitor and evaluate the progress of the development of secondary water meters in hopes of finding a good meter to install on the secondary water system. A suitable meter has been identified for limited field testing.**

The following goals have been set to address the problems identified in the 2014 conservation plan:

- \$ **Goal #1** - Reduce the City's per capita secondary water use by 25 percent in five years and 50 percent in 10 years. (50 percent is based on bringing usage down to original secondary water system design)
- \$ **Goal #2** - Maintain existing physical leak detection program where listening devices are used to locate leaks which are then repaired.
- \$ **Goal #3** – Install secondary water meters when technology is adequately tested and implement a conservation based secondary water rate structure. Budget and plan for eventual water meter installation on the secondary irrigation system.
- \$ **Goal #4** – Install culinary meters on all City owned facilities to better track City conservation efforts and better quantify how much water is lost through leakage and loss.
- \$ **Goal #5** – Continue waterline replacement program to replace leaking lines.

CURRENT CONSERVATION PRACTICES

The City has initiated several conservation practices to decrease culinary water usage. These practices are listed below:

- \$ Conservation rate structure. The City has adopted a culinary conservation rate structure to encourage water savings and ensure the system remains financially viable. The rate structure is set up to be reviewed and updated every year.
- \$ Watering schedules. During times of water shortages, the City has and will continue to implement watering schedules. They have tried various different schedules and have found the most successful schedules are when watering is alternated with odd number addresses irrigating on Monday, Wednesday, & Friday and even number addresses watering on Tuesday, Thursday & Saturday. Sundays are reserved for large water users.
- \$ Water education programs. The City maintains an education program through its web site, flyers with water bills, and school presentations.
- \$ Leak detection program. The City maintains a leak detection program and has located and fixed many leaks in their system.

CURRENT WATER RATES

Pleasant Grove City recently modified its rate structure to encourage water conservation. Table 4 shows the rate structure history and proposed future updates. The City Council intends to review and update the usage fees on a yearly basis.

Table 4 Culinary Water Rate Structure

Year	Base Rate	Base Quantity (gallons)	Overage Rate (per 1000 gallons)
2013	\$14.07	5000	\$1.88 to \$2.50
2014	\$15.60	5000	\$2.08 to \$5.20

ADDITIONAL CONSERVATION MEASURES

The City will continue its current conservation measures and track them to evaluate their effectiveness. As needed, new conservation measures will be implemented.

IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

The City's water conservation plan will be reviewed on a yearly basis to track progress toward its goal. This will be done in January of each year in conjunction with its well and water rights reports.

This plan will be updated and resubmitted to the Division of Water Resources in December of 2019 as required by legislative House Bill 153. The ordaining ordinance for the water conservation plan is included in Appendix A.

A copy of this water management and conservation plan will be delivered to the Provo Daily Herald with an advertisement for a required public meeting to discuss and adopt the plan by resolution.

APPENDIX A - WATER CONSERVATION PLAN ORDINANCE

WATER CONSERVATION PLAN

Pleasant Grove City, Utah

A Municipal Corporation

ORDINANCE NO. _____

AN ORDINANCE AMENDING PROVISION OF THE PLEASANT GROVE CITY MUNICIPAL CODE PERTAINING TO THE ADOPTION OF A WATER CONSERVATION PLAN.

Section 1. Preamble

A. WHEREAS, Pleasant Grove City operates a culinary water system and secondary water system; and

B. WHEREAS, the city council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community;

Section 2. Ordaining Clause

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF PLEASANT GROVE CITY, UTAH:

Section ____ Subsection _____ of the Pleasant Grove City Municipal Code is hereby to read as follows:

Section 3. Water Conservation Plan

The water conservation plan of Pleasant Grove City, revised on this ____ Day of _____, 2014, is hereby adopted. The plan will be amended no less than every five years and will continue to play a vital role in the future development of Pleasant Grove City.

Signed:

Michael W. Daniels, Mayor

Cindy Boyd, Council Member

Ben Stanley, Council Member

Cyd LeMone, Council Member

Jay Meacham, Council Member

Dianna Andersen, Council Member

CITY COUNCIL STAFF REPORT

Meeting Date: March 31, 2015

Item: 10B

City Code Text Amendments to Code Section 10-11C-2: Permitted, Conditional, and Accessory Uses.

Public Hearing

APPLICANT:

Reza Sanati

ATTACHMENTS:

- Proposed Ordinance
Amendments to Code
Section 10-11-C-2

REPORT BY:

Ken Young,
Community Development
Director

Royce Davies, City Planner

BACKGROUND

In December, 2014 Reza Sanati approached the City with a proposal to allow a potential tenant to occupy a portion of a commercial property at approximately 915 South State Street in Pleasant Grove. As this is not currently allowed by the City Code in the C-S (Commercial Sales) Zone where the property is located, the applicant chose to apply for a text amendment that would allow for caretakers in the zone.

The ordinance amendment proposed by the applicant would allow caretaker facilities to occupy up to 10% of a primary structure in the C-S Zone. Caretaker facilities would allow a caretaker to reside within a commercial building. This ordinance has been reviewed by the City Planner.

ANALYSIS

The text amendment will allow residential occupancy in a primary structure within the C-S Zone. This provides a security opportunity for businesses during non-business hours. The facility may be an addition but must be attached to the primary structure and must occupy less than 10% of the structure. Entrances to the facility must be inconspicuous and located in the rear of a building to retain the commercial character of the zone.

Caretaker facilities are intended to provide a security and an operations benefit to businesses. This benefits businesses that store merchandise outside or that have operations during the night where supervision is required. These facilities may not be leased and must be provided as compensation for caretaker services. Kitchens or additions to the building associated with the caretaker facility must be removed when any permit given by the City expires or the business is terminated.

It has been determined that allowing caretaker facilities in the C-S Zone is in accordance with the proposed ordinance amendment is in harmony with the goals and intentions of the General Plan for Pleasant Grove Commercial Districts Standards.

RECOMMENDATION

Staff recommends that the City Council approve the proposed text amendments to Section 10-11-C-2, allowing caretaker facilities within the C-S (Commercial Sales) Zone, in the Pleasant Grove City Code.

MODEL MOTIONS

Approval – “I move the City Council approve the proposed text amendments to Section 10-11-C-2, allowing caretaker facilities within the C-S (Commercial Sales) Zone, in the Pleasant Grove City Code; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Continue – “I move the City Council continue the review of the proposed text amendments to Section 10-11-C-2, allowing caretaker facilities within the C-S (Commercial Sales) Zone, in the Pleasant Grove City Code, until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the City Council deny the proposed text amendments to Section 10-11-C-2, allowing caretaker facilities within the C-S (Commercial Sales) Zone, in the Pleasant Grove City Code, based on the following findings:”

1. List findings for denial...

PROPOSED ORDINANCE AMENDMENTS TO CODE SECTION 10-11-C-2

SECTION 1. Section 10-11-C-2, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

F. A caretaker facility may be allowed pursuant to the issuance of a conditional use permit, if it is incidental to and customarily found in conjunction with the principal use, and shall:

1. Be attached to or located within any structure of the principal use, and not have a total square footage that exceeds ten percent (10%) of the total area of the building to which it is attached or in which it is located. The entrance to the facility shall be developed in such a way as not to be a conspicuous and dominant feature of the building or site development.
2. Not be rented or leased, but may be considered part of compensation for caretaker services.
3. Only be a minor part of the principal use.
4. Shall be allowed only where the principal commercial use of the site involves operations, equipment or other resources that require twenty-four (24) hour oversight.
5. The property owners shall execute and record a covenant and agreement with the City to revert the property to a commercial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the Zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.
6. Only be located in the rear of a building.

NOTE: HIGHLIGHTED SECTIONS IN THE ABOVE TEXT AMENDMENT PROPOSAL ARE EITHER:

- Underlined (to be added)
- ~~Struck Through~~ (to be removed)

ORDINANCE NO. 2015-9

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-11-C, COMMERCIAL SALES ZONE, ADDING TO SECTION 10-11-C-2-D: ACCESSORY USES AND STRUCTURES, ALLOWING CARETAKER FACILITIES TO OCCUPY UP TO 10% OF THE PRIMARY STRUCTURE IN THE C-S (COMMERCIAL SALES) ZONE; INCLUDING AN EFFECTIVE DATE (REZA SANATI, APPLICANT).

WHEREAS, the applicant has requested that caretaker facilities be permitted to occupy up to 10% of a primary structure; and

WHEREAS, the proposed provision shall only apply to properties in the C-S (Commercial Sales) Zone; and

WHEREAS, the proposed provision allows for a maximum of 10% of a primary structure to be used for a caretaker facility; and

WHEREAS, caretaker facilities are to be subsidiary to the primary use on a commercial property; and

WHEREAS, the Community Development Department of Pleasant Grove shall only approve caretaker facilities as a conditional use in the C-S (Commercial Sales) Zone; and

WHEREAS, on February 12, 2015 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-11-C, adding section 10-11-C-2-D-3 which would allow for a maximum of 10% of a primary structure to be used for a caretaker facility; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-11-C in the Commercial Sales Zone chapter of the Pleasant Grove Municipal Code is in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-11-C in the Commercial Sales Zone chapter in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on March 31, 2015 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. New Section 10-11-C-2-D-3, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

D. Accessory Uses And Structures: Accessory uses and structures are permitted in the C-S zone, provided they are incidental to, and do not substantially alter, the character of the permitted use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

1. Accessory buildings such as garages, carports, equipment storage buildings and supply storage buildings that are customarily used in conjunction with and incidental to a principal use or structure permitted in the C-S zone.
2. Storage of materials used for construction of buildings, including the contractor's temporary office. Such use must be on the building site or immediately adjacent thereto. Such use shall be permitted only during the construction period and thirty (30) days thereafter.

3. A caretaker facility may be allowed pursuant to the issuance of a conditional use permit, if it is incidental to and customarily found in conjunction with the principal use, and shall:

a. Be attached to or located within any structure of the principal use, and not have a total square footage that exceeds ten percent (10%) of the total area of the building to which it is attached or in which it is located. The entrance to the facility shall be developed in such a way as not to be a conspicuous and dominant feature of the building or site development.

b. Not be rented or leased, but may be considered part of compensation for caretaker services.

c. Only be a minor part of the principal use.

d. Shall be allowed only where the principal commercial use of the site involves operations, equipment or other resources that require twenty-four (24) hour oversight.

e. The property owners shall execute and record a covenant and agreement with the City to revert the property to a commercial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition

that does not meet the requirements of the Zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.

f. Only be located in the rear of a building.

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 31st day of February 2015.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, CMC - City Recorder

CITY COUNCIL STAFF REPORT

Meeting Date: March 31, 2015

Item: 10D

**City Code Amendment
to add use 6376 to
section 10-14-24-1-C.
Commercial Sales
Subdistrict of The
Grove Zone.
Public Hearing**

APPLICANT:

Aaron Freeman

ATTACHMENTS:

- adding use 6376, "General warehousing and storage, and unidentified storage" to Section 10-14-24-1-C Commercial Sales Subdistrict of The Grove Zone

REPORT BY:

- Ken Young, Community Development Director
- Royce Davies, City Planner

BACKGROUND

In January 2015, Aaron Freeman approached the City with a proposal to create a storage facility at approximately 125 South 2000 West in the Commercial Sales Subdistrict of The Grove Zone. Storage uses are not currently permitted in this subdistrict of The Grove Zone. Because of this, it was recommended that the applicant seek an amendment to the City Code which would allow storage in the Grove Commercial Sales Subdistrict.

On February 5, 2015 an application was received to add use number 6376 "General warehousing and storage, and unidentified storage" to section 10-14-24-1-C of the Pleasant Grove City Code.

A similar request was approved on January 27, 2015 to add land use number 6377 "Indoor climate controlled storage facilities" to the CS-2 zone. Approximately a week prior to the March 12, 2015 Planning Commission meeting, the applicant indicated a desire to add use 6377 "Climate controlled indoor storage unit facilities" instead of the originally applied for use 6376.

ANALYSIS

The purpose of The Grove Commercial Sales Subdistrict as stated in Section 10-14-24-1 of the City Code is as follows: "The grove commercial sales subdistrict is established to create attractive grove district commercial areas, allowing for a mix of land uses including office, retail and civic/public, and utilizing the highest quality architecture and site design. The city council may also authorize residential uses above the first level of commercial buildings. Development in this subdistrict should contribute to the creation of a unique "signature image" for the city that encourages pedestrian activity, social interaction and a quality shopping experience."

While the subdistrict allows for a mix of land uses, they do not necessarily include storage space. The City Council has also indicated that the primary land use in the subdistrict should be commercial retail with other allowed uses being subsidiary. This provides an opportunity for economic development in the city through the point-of-sale tax base provided by retail uses.

In order to maintain this vision in The Grove Commercial Sales Subdistrict, Staff recommends that if warehousing uses are to be permitted that they occur in connection with a required retail use as part of the project. The commercial retail aspect should occupy at least 50 percent of the building area of the project to ensure that it is still the dominant use. Because retail is largely dependent on being visible and accessible, it is recommended that any warehousing use shall be set back at least 200 feet from the right-of-way and that all street frontages associated with warehouse uses shall be occupied only by the permitted uses in the Grove Commercial Sales Subdistrict.

These requirements allow the storage and use to be screened from the road and provide for retail along the street frontage. This maintains the purpose of the Commercial Sales Subdistrict by allowing for deeper lots that may otherwise be challenging to integrate into a full retail use to be developed with retail while still utilizing the entire property. For these reasons and with the stipulations cited above, Staff recommends approval of this text amendment as included in this staff report.

RECOMMENDATION

Staff recommends that the City Council approve the proposed text amendment adding use 6376, "General warehousing and storage, and unidentified storage" to Section 10-14-24-1-C Commercial Sales Subdistrict of The Grove Zone, in the Pleasant Grove City Code, with the provision that any warehousing use shall be set back at least-200 feet from the right-of-way and that all street frontages associated with warehouse uses shall be occupied only by the permitted uses in the Grove Commercial Sales Subdistrict.

MODEL MOTIONS

Approval – "I move the City Council approve the proposed text amendment adding use 6376, "General warehousing and storage, and unidentified storage" to Section 10-14-24-1-C Commercial Sales Subdistrict of The Grove Zone, in the Pleasant Grove City Code, with the provision that any warehousing use shall be set back at least-200 feet from the right-of-way and that all street frontages associated with warehouse uses shall be occupied only by the permitted uses in the Grove Commercial Sales Subdistrict; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Continue – "I move the City Council continue the review of the proposed text amendment adding use 6376, "General warehousing and storage, and unidentified storage" to Section 10-14-24-1-C Commercial Sales Subdistrict of The Grove Zone, in the Pleasant Grove City Code, until (give date), based on the following findings:"

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the City Council deny the proposed text amendment adding use 6376, “General warehousing and storage, and unidentified storage” to Section 10-14-24-1-C Commercial Sales Subdistrict of The Grove Zone, in the Pleasant Grove City Code, based on the following findings:”

1. List findings for denial...

ADDING USE 6376, “GENERAL WAREHOUSING AND STORAGE, AND UNIDENTIFIED STORAGE” TO SECTION 10-14-24-1-C COMMERCIAL SALES SUBDISTRICT OF THE GROVE ZONE

3. Conditional Uses: The following uses and structures are permitted in this zone after a conditional use permit has been approved, and subject to the terms and conditions thereof:

Use Number	Use Classification
4604	Temporary vehicle storage (maximum 90 consecutive days per year) permitted only within the area west of North County Boulevard, between State Street and Center Street, as shown in section 10-14-24-3, map 1 of this chapter
6376	General warehousing and storage and unidentified storage (see note below)
6516	Facilities for persons with a disability only, including substance abuse rehab centers (refer to section 10-15-35 of this title for additional requirements)
6810	Nursery, primary and secondary education
6820	University, college, junior college and professional school education
6830	Special training and schooling
7220	Sports assembly
7310	Fairgrounds and amusement parks
7410	Sport activities
7420	Playgrounds and athletic areas

7430	Swimming areas
7490	Recreation
7910	Other cultural, entertainment and recreational activities

Note:

1. For use 6376, see section 10-14-24-1-I of this article.

D. Supplemental Site Design Standards:

1. Detailing: Architectural detailing shall be an important consideration for design approval. Attention to detail in architectural elements shall include, but is not limited to, walls, pilasters, parapets, cornices, columns, windows, doors, awnings, exterior lighting, eaves, colors and materials.
2. Facades: Building facades should include a repeating pattern incorporating a color change, texture change or material module change. Facades greater than one hundred feet (100') in length shall incorporate wall plane projections or recesses extending at least twenty percent (20%) of the length of the facade.
3. Building Entryways: Buildings shall have clearly defined, highly visible customer entrances.
4. Accessibility: Shall be visually and physically accessible to the pedestrian at the sidewalk or plaza level.
5. Street Buffer Yard: The total street buffer yard area shall be for pedestrian amenities, and the city encourages joint efforts between adjoining property owners. Suggested amenities include: public art, landscape treatment, seating, flower/shrubs/all tree displays in movable planters, outdoor dining, plazas, streetscape extension and bike racks.
6. Orientation: Shall be designed so that at least seventy percent (70%) of the building's ground level, street facing facades are constructed to be oriented to a public sidewalk or plaza.
7. Canopies: Canopies, awnings and similar appurtenances are encouraged at the entrances to buildings and in open space areas. Such features may be constructed of rigid or flexible material designed to complement the streetscape of the area. Any such feature may extend from the building to within two feet (2') of the far edge of the sidewalk. Supports for these canopies are not allowed to extend over the property line.
8. Open Spaces: Open spaces such as plazas, courtyards, water features and arcades are encouraged. These spaces shall include seating and landscaping and shall utilize similar building materials to those used on the primary building.

E. Site Design:

1. Shared Access: Shared access to main corridors (Pleasant Grove Boulevard, 2000 West, State Street) is required. Side road access is preferred.
2. Dimensional Standards:
 - a. Minimum lot area: None.
 - b. Minimum building setbacks:
 - (1) Front: Twenty five feet (25').
 - (2) Rear: No requirement.
 - (3) Side: No requirement.
 - (4) Side street: Twenty five feet (25').
 - c. For the minimum required setback distance between a commercial/office land use and residential, refer to subsection 10-14-15N of this chapter.
3. Maximum Building Height: Sixty five feet (65'), except that the planning commission may authorize heights up to a maximum of one hundred feet (100') through the issuance of a conditional use permit.
4. Landscape Buffers: Required landscape buffers standards (see section 10-14-15 of this chapter).

F. Parking:

1. Parking ratios and parking space dimensional requirements shall be in accordance with chapter 18 of this title, unless modified herein.
2. Joint use of parking facilities is desirable and encouraged within the grove commercial sales subdistrict. Parking areas shall provide pedestrian and vehicular connections to adjoining properties.
3. Parking areas are encouraged to be located behind or to the side of the building. If to the side, no more than fifty percent (50%) of the lot or parcel frontage may open to a parking area. Where parking is provided behind the building, pedestrian access shall be provided from the parking area to the boulevard.
4. Landscaped buffer strips not less than thirty feet (30') in width and planted in accordance with the landscaping provisions established herein shall be provided where any parking facility borders or abuts a public right of way, excluding service lanes.
5. Parking areas shall be designed to facilitate safe pedestrian access from the street or parking area to the building.
 - a. Continuous internal pedestrian walkways at least six feet (6') in width shall be provided from the public sidewalk to the principal customer entrance. Said

walkways shall feature adjoining landscaped areas that act as a buffer between the walkways and automobile parking and drive aisles.

b. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable surface materials such as pavers, bricks or colored or textured concrete to enhance pedestrian safety and comfort and attractiveness of the walkways.

G. Site Lighting: See section 10-15-44 of this title.

H. Signage: See chapter 19 of this title.

I. The following shall apply to use 6376:

1. Storage uses shall comprise less than fifty (50) percent of the project area.
2. Any storage facility shall be set back at least 200 feet from any street right-of way.

NOTE: HIGHLIGHTED SECTIONS IN THE ABOVE TEXT AMENDMENT PROPOSAL ARE EITHER:

- Underlined (to be added)
- ~~Struck Through~~ (to be removed)

ORDINANCE NO. 2015-11

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-14-24-1, THE GROVE COMMERCIAL SALES SUBDISTRICT, ADDING TO SECTION 10-14-24-1-C: CONDITIONAL USES, CONDITIONALLY ALLOWING USE NUMBER 6376 GENERAL WAREHOUSING AND STORAGE, AND UNIDENTIFIED STORAGE IN THE COMMERCIAL SALES SUBDISTRICT OF THE GROVE ZONE; INCLUDING AN EFFECTIVE DATE (AARON FREEMAN, APPLICANT).

WHEREAS, the applicant has requested that general storage and warehousing be permitted as a conditional use; and

WHEREAS, the proposed provision shall only apply to properties in the Commercial Sales Subdistrict of The Grove Zone; and

WHEREAS, the proposed provision allows for general warehousing and storage, and unidentified storage; and

WHEREAS, the Community Development Department of Pleasant Grove shall only approve general warehousing and storage, and unidentified storage as a conditional use in the Commercial Sales Subdistrict of The Grove Zone; and

WHEREAS, on March 12, 2015 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-14-24-1, adding to the conditional uses table in section 10-14-24-1-C which would conditionally allow for general warehousing and storage, and unidentified storage; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-14-24-1-C in The Grove Zone chapter of the Pleasant Grove Municipal Code is in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-14-24-1-C in The Grove Zone chapter in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on March 31, 2015 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. New Section 10-14-24-1-C, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

3. Conditional Uses: The following uses and structures are permitted in this zone after a conditional use permit has been approved, and subject to the terms and conditions thereof:

Use Number	Use Classification
4604	Temporary vehicle storage (maximum 90 consecutive days per year) permitted only within the area west of North County Boulevard, between State Street and Center Street, as shown in section 10-14-24-3, map 1 of this chapter
<u>6376</u>	<u>General warehousing and storage, and unidentified storage (see note below)</u>
6516	Facilities for persons with a disability only, including substance abuse rehab centers (refer to section 10-15-35 of this title for additional requirements)
6810	Nursery, primary and secondary education
6820	University, college, junior college and professional school education
6830	Special training and schooling
7220	Sports assembly
7310	Fairgrounds and amusement parks
7410	Sport activities
7420	Playgrounds and athletic areas
7430	Swimming areas

7490	Recreation
7910	Other cultural, entertainment and recreational activities

Note:

1. For use 6376, see section 10-14-24-1-I of this article.

D. Supplemental Site Design Standards:

1. Detailing: Architectural detailing shall be an important consideration for design approval. Attention to detail in architectural elements shall include, but is not limited to, walls, pilasters, parapets, cornices, columns, windows, doors, awnings, exterior lighting, eaves, colors and materials.
2. Facades: Building facades should include a repeating pattern incorporating a color change, texture change or material module change. Facades greater than one hundred feet (100') in length shall incorporate wall plane projections or recesses extending at least twenty percent (20%) of the length of the facade.
3. Building Entryways: Buildings shall have clearly defined, highly visible customer entrances.
4. Accessibility: Shall be visually and physically accessible to the pedestrian at the sidewalk or plaza level.
5. Street Buffer Yard: The total street buffer yard area shall be for pedestrian amenities, and the city encourages joint efforts between adjoining property owners. Suggested amenities include: public art, landscape treatment, seating, flower/shrubs/all tree displays in movable planters, outdoor dining, plazas, streetscape extension and bike racks.
6. Orientation: Shall be designed so that at least seventy percent (70%) of the building's ground level, street facing facades are constructed to be oriented to a public sidewalk or plaza.
7. Canopies: Canopies, awnings and similar appurtenances are encouraged at the entrances to buildings and in open space areas. Such features may be constructed of rigid or flexible material designed to complement the streetscape of the area. Any such feature may extend from the building to within two feet (2') of the far edge of the sidewalk. Supports for these canopies are not allowed to extend over the property line.

8. Open Spaces: Open spaces such as plazas, courtyards, water features and arcades are encouraged. These spaces shall include seating and landscaping and shall utilize similar building materials to those used on the primary building.

E. Site Design:

1. Shared Access: Shared access to main corridors (Pleasant Grove Boulevard, 2000 West, State Street) is required. Side road access is preferred.

2. Dimensional Standards:

a. Minimum lot area: None.

b. Minimum building setbacks:

(1) Front: Twenty five feet (25').

(2) Rear: No requirement.

(3) Side: No requirement.

(4) Side street: Twenty five feet (25').

c. For the minimum required setback distance between a commercial/office land use and residential, refer to subsection 10-14-15N of this chapter.

3. Maximum Building Height: Sixty five feet (65'), except that the planning commission may authorize heights up to a maximum of one hundred feet (100') through the issuance of a conditional use permit.

4. Landscape Buffers: Required landscape buffers standards (see section 10-14-15 of this chapter).

F. Parking:

1. Parking ratios and parking space dimensional requirements shall be in accordance with chapter 18 of this title, unless modified herein.

2. Joint use of parking facilities is desirable and encouraged within the grove commercial sales subdistrict. Parking areas shall provide pedestrian and vehicular connections to adjoining properties.

3. Parking areas are encouraged to be located behind or to the side of the building. If to the side, no more than fifty percent (50%) of the lot or parcel frontage may open to a parking area. Where parking is provided behind the building, pedestrian access shall be provided from the parking area to the boulevard.

4. Landscaped buffer strips not less than thirty feet (30') in width and planted in accordance with the landscaping provisions established herein shall be provided where any parking facility borders or abuts a public right of way, excluding service lanes.

5. Parking areas shall be designed to facilitate safe pedestrian access from the street or parking area to the building.

a. Continuous internal pedestrian walkways at least six feet (6') in width shall be provided from the public sidewalk to the principal customer entrance. Said walkways shall feature adjoining landscaped areas that act as a buffer between the walkways and automobile parking and drive aisles.

b. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable surface materials such as pavers, bricks or colored or textured concrete to enhance pedestrian safety and comfort and attractiveness of the walkways.

G. Site Lighting: See section 10-15-44 of this title.

H. Signage: See chapter 19 of this title.

I. The following shall apply to use 6376:

1. All project areas must designate at least fifty (50) percent of the project area as commercial retail.

2. Any storage facility shall be set back at least 250 feet from any right-of way.

3. All street frontages of a storage facility property shall only be occupied by permitted uses as listed in Section 10-14-27-1-C-2.

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 31st day of March 2015.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, CMC - City Recorder

CITY COUNCIL STAFF REPORT

Meeting Date: March 31, 2015

Item: 10 E

City Code Amendment to reduce the required landscape buffer as required in City Code Section 10-14-15-M, in front of live-work units in mixed use developments in The Grove Zone.

Public Hearing

APPLICANT:

John Dester

ATTACHMENTS:

- reduce the required landscape buffer as required in City Code Section 10-14-15-M, in front of live-work units in mixed use developments in The Grove Zone
- Live-work units along 1300 West

REPORT BY:

- Ken Young, Community Development Director
- Royce Davies, City Planner

BACKGROUND

A development called Garden Grove was to be proposed for preliminary subdivision, site plan, and phasing plan approval at this meeting but has been continued to March 26, 2015 due to some issues with the plat and plan found during Staff review. The development contains a row of 10 live-work units that will face 1300 West, a collector street. The applicant originally planned for parking in front of the live-work units to provide better access to the commercial aspect. However the proposed parking encroaches on a 25 foot landscape buffer that is required along collector streets.

After discussion with City Staff, it was determined that an application should be made to reduce the required landscape buffer in front of live-work units that are part of a mixed use development. The applicant has requested that this change be made to better serve the commercial aspect of the live-work units.

ANALYSIS

The current code regulating landscape buffers in The Grove Zone requires a 25 foot buffer on local roads (except in residential areas), collectors, arterials, and entryway corridors. There is also a 40 foot landscape buffer required where properties abut an interstate. This means that a landscape buffer is required on every road except local roads in residential areas. Unfortunately, these landscape buffers sometimes have a negative impact on higher density land uses that generate vehicular traffic such as live-work units.

An example of these impacts can be seen at the recently approved Steeple Chase mixed use development located at approx. 700 South and Steeple Chase road. This development was approved with eight live-work units abutting 700 South. These live-work units featured commercial space on the ground floor with living space built above. There is also a landscape buffer in front of these properties requiring patrons of the ground floor businesses to park in a lot located at the rear of the building. This has been a challenge for business owners to attract clientele that would likely visit the businesses if parking facilities were more visible and/or accessible.

A reduction in the landscape buffer requirements as requested by the applicant would provide more viable access to the proposed live-work units while still providing for a landscape buffer to meet the intent of the zoning ordinance in The Grove Zone. The change would also only have an effect on local and collector roads. According to the Pleasant Grove Transportation Master Plan, local roads have two lanes and a right-of-way width of 48 or 56 feet, while collector roads have either two or three lanes with a 70 foot right-of-way for both. Local roads are designed for low traffic volumes and speeds. Collector roads connect local roads to arterials and are designed for moderate traffic volumes and speeds.

Because local and collector roads accommodate moderate to low traffic flows, it is recommended that any reduction in landscape buffer be limited to these road types. Higher road speeds lend themselves to wider roadways which should require wider landscape buffers to match. Therefore it is recommended that landscape buffer requirements for all roads larger than collectors should remain as they are currently established in the City Code.

RECOMMENDATION

Staff recommends that the City Council approve the proposed text amendment to reduce the required landscape buffer as required in City Code Section 10-14-15-M, in front of live-work units in mixed use developments in The Grove Zone, in the Pleasant Grove City Code.

MODEL MOTIONS

Approval – “I move the City Council approve the proposed text amendment reduce the required landscape buffer as required in City Code Section 10-14-15-M, in front of live-work units in mixed use developments in The Grove Zone, in the Pleasant Grove City Code; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Continue – “I move the City Council continue the review of the proposed text amendment reduce the required landscape buffer as required in City Code Section 10-14-15-M, in front of live-work units in mixed use developments in The Grove Zone, in the Pleasant Grove City Code, until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the City Council deny the proposed text amendment reduce the required landscape buffer as required in City Code Section 10-14-15-M, in front of live-work units in mixed use developments in The Grove Zone, in the Pleasant Grove City Code, based on the following findings:”

1. List findings for denial...

REDUCE THE REQUIRED LANDSCAPE BUFFER AS REQUIRED IN CITY CODE SECTION 10-14-15-M, IN FRONT OF LIVE-WORK UNITS IN MIXED USE DEVELOPMENTS IN THE GROVE ZONE

Section 10-14-15, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-14-15: LANDSCAPE REQUIREMENTS

A. Landscape Plan Required: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5D-4 of this chapter.

~~Single family residential lots are exempt from required buffers, but must still comply with building setback requirements.~~

B. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing, in all subdistricts of the grove zone, shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.

C. Landscape Design: The landscape design shall include a mix of landscape elements, including evergreens.

D. Materials Prohibited: Landscape plants shall not include plastic or other artificial materials.

E. Interior Area Trees: A minimum of one tree per one thousand (1,000) square feet of required landscaped areas, within the interior area of a project, shall be required in all subdistricts of the grove zone, in addition to other trees required in this title. A minimum thirty percent (30%) of the total number of required trees shall be evergreens.

F. Perimeter Street Trees: Large, mature trees shall be planted along the perimeter of the public access street frontages. These trees should have a minimum three inch (3") caliper, planted ten (10) to thirty feet (30') behind the sidewalk.

G. Minimum Plant Sizes: The following minimum plant sizes shall be used for all areas, except perimeter street trees:

TABLE 1
MINIMUM PLANT SIZE

Landscape Element (Plants)	Minimum Size At Planting
Shade tree	2 inch caliper, balled and burlapped
Ornamental tree	2 inch caliper, balled and burlapped
Evergreen tree	7 feet in height, balled and burlapped
Shrub	5 gallon container

Perennial or ornamental grass or ground cover	10 square foot area
---	---------------------

Notes:

1. All calipers are measured 6 inches above the finish planting grade.
2. Root barriers shall be installed for all new trees planted adjacent to existing or proposed sidewalks and paving.

H. Included Plants: Appropriate plants include, but are not limited to:

1. Deciduous trees, including: maple, oak, birch, beech, linden, honey locust, flowering pear, ash and ginkgo.
2. Deciduous shrubs (shrublike trees), including: dogwood, redbud, flowering crab, hawthorn, magnolia and fruit (pear, cherry, plum, peach).
3. Shrubs, including: honeysuckle, lilac, cotoneaster, forsythia, euonymus, hydrangea, privet and sumac.
4. Evergreens, including: pine, fir, spruce, hemlock, juniper, and arborvitae.

I. Retention Of Existing Trees And Plants: Existing trees, native vegetation and rare plants shall be retained wherever possible and may be accepted in lieu of new plantings, unless they are an undesirable species.

J. Energy Efficiency: All landscaping shall be designed to consider the site and surrounding properties by addressing sun, shade and wind for increased energy efficiency.

1. Landscaping shall provide a mix of deciduous trees, evergreens, ornamental plants and ground cover to provide year round screening.
2. Deciduous trees shall be included for providing shade in parking lots and around structures.
3. Evergreen trees shall be included for windbreaks, screening and accent purposes.

K. Spacing: For design flexibility, trees may be grouped together or spaced evenly as desired. However, trees shall be spaced no closer than eighty percent (80%) of the average mature width of the trees.

L. Xeriscape: Xeriscape is encouraged and the design review board may recommend appropriate design changes

M. Street Landscaping Buffers:

1. Purpose: Landscape buffers are required in order to lend continuity among different architectural styles, establish a pleasing view for motorists and create safe and pleasant corridors for pedestrians.
2. Applicability: Street buffers shall be required at all subdivision boundaries (i.e., commercial, industrial, office and residential, and all commercial, industrial and office

developments). All subdivision street buffers must be on a common lot, maintained by a business owners' or homeowners' association, as applicable.

3. Buffer Widths: The required widths of the street landscape buffer shown in table 2 of this section are as follows:

- a. Entryway corridors: Pleasant Grove Boulevard and North County Boulevard;
- b. Arterials: State Street, 700 South, **Proctor Lane**;
- c. Collectors: 220 South, **Proctor Lane (1300 West)**;
- d. Local roads: All other public and private streets.

TABLE 2
MINIMUM STREET LANDSCAPE BUFFER AREA REQUIREMENTS

Type Of Roadway	Minimum Building Setback (Feet)	Minimum Street Landscaped Buffer Width (Feet)
Local roads (except in residential areas)	25	25
Collectors	25	25
Arterials	25	25
Entryway corridors	25	25
Interstate	50	40

Note:

1. Buildings with live-work commercial units in a mixed use development that abut local or collector roads have unique landscape buffer setback requirements (see section 10-14-15M-6 of this title).

4. Setback Measurements: Building setbacks are measured from the foundation to the back of curb. Open structures such as porches, canopies, outdoor seating areas, covered patios and similar architectural projections shall be considered part of the building to which it is attached. All street landscape buffers shall be measured from the back of curb. A minimum five foot (5') wide landscaped park strip is required between the top back of curb and the sidewalk.

5. Other Buffer Area Requirements:

- a. Water features, utilizing the creative use of existing groundwater, are encouraged.

- b. Consistent width of landscape buffers is highly recommended, but the developer may achieve this by averaging the minimum required width.
- c. No fences over three feet (3') are permitted within the street buffer areas.
- d. The landscape buffer may not include any paved surfaces with the exception of a pedestrian sidewalk.
- e. Xeriscape is encouraged, to achieve more water wise landscape designs. This type of design is to be submitted to the city by a licensed landscape architect, and must obtain approval from the design review board.
- f. The required landscaped buffer width may be reduced no more than five feet (5'), by the city council, if the developer has provided enhancements and exceeded the city's standard requirements for architecture, amenities, and landscaping for the overall project area.
- g. Landscape buffering area may be interrupted with a gate/pedestrian accessway to an adjacent site.
- h. A landscaped buffer area may be used for some forms of passive recreation; it may contain pedestrian, bike or equestrian trails; provided, that:
 - (1) No plant material is eliminated.
 - (2) The total width of the buffer is maintained.
 - (3) All other regulations of this code are met.
 - (4) In no event, however shall the following uses be allowed in buffers: play fields, stables, swimming pools, tennis courts or similar active recreation uses.

6. Landscape buffer exceptions:

a. A landscape buffer may be reduced to 10 feet only if the following requirements are met:

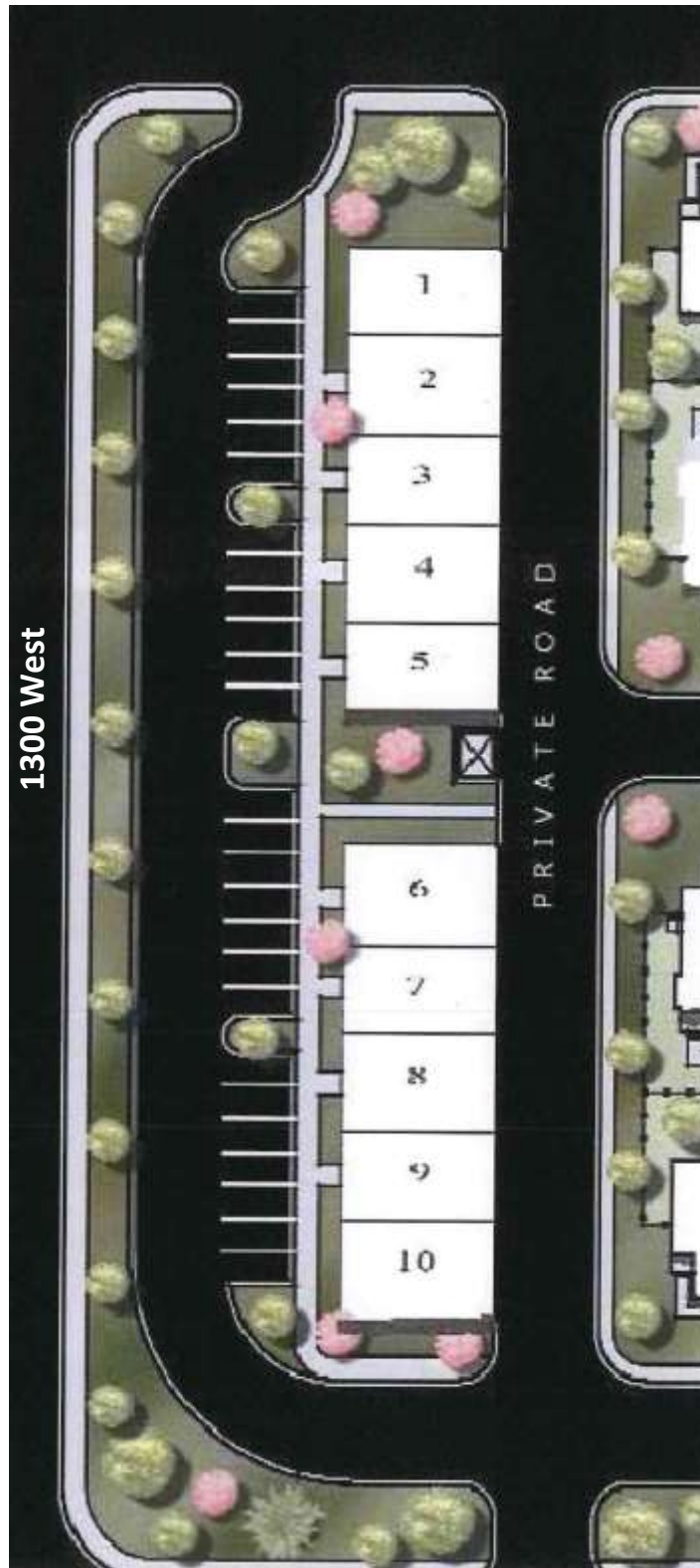
- 1. The buffer must be directly in front of buildings that are live-work commercial units which are part of a mixed use development.**
- 2. The buildings must abut local or collector streets.**
- 3. Vehicle parking designed to service the commercial aspect of the live-work units shall be the only use permitted between the reduced landscape buffer and the live-work units.**

b. Single-family residential lots are exempt from required buffers, but must still comply with building setback requirements.

NOTE: HIGHLIGHTED SECTIONS IN THE ABOVE TEXT AMENDMENT PROPOSAL ARE EITHER:

- **Underlined** (to be added)
- **Struck Through** (to be removed)

LIVE-WORK UNITS ALONG 1300 WEST



ORDINANCE NO. 2015-12

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-14-15, LANDSCAPE REQUIREMENTS, ADDING TO SECTION 10-14-15-M: STREET LANDSCAPING BUFFERS, REDUCING LANDSCAPE BUFFER WIDTH REQUIREMENTS FOR COMMERCIAL LIVE-WORK UNITS IN A MIXED USE DEVELOPMENT AND MOVING A SENTENCE FROM SECTION 10-14-15-A TO THE NEW SECTION 10-14-15-M, EFFECTIVE CITY-WIDE; INCLUDING AN EFFECTIVE DATE (JOHN DESTER, APPLICANT).

WHEREAS, the applicant has requested that the requirement for a 25 foot landscape buffer in front of live-work units be reduced to 10 feet; and

WHEREAS, the proposed provision shall apply to all eligible properties within The Grove Zone; and

WHEREAS, the proposed provision restricts the ability to reduce landscape buffer requirements to commercial live-work units which are part of a mixed use development and front onto a local or collector street; and

WHEREAS, it is the intent of this ordinance to allow more reasonable access for patrons visiting businesses located within live-work units; and

WHEREAS, on March 12, 2015 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-14-15, adding section 10-14-15-M which would allow for a reduction in the required landscape buffer for live-work units; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-14-15 in The Grove Zone chapter of the Pleasant Grove Municipal Code is in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-14-15 in The Grove Zone chapter in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on March 31, 2015 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1.

Section 10-14-15, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-14-15: LANDSCAPE REQUIREMENTS

A. Landscape Plan Required: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5D-4 of this chapter.

~~Single family residential lots are exempt from required buffers, but must still comply with building setback requirements.~~

B. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing, in all subdistricts of the grove zone, shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.

C. Landscape Design: The landscape design shall include a mix of landscape elements, including evergreens.

D. Materials Prohibited: Landscape plants shall not include plastic or other artificial materials.

E. Interior Area Trees: A minimum of one tree per one thousand (1,000) square feet of required landscaped areas, within the interior area of a project, shall be required in all subdistricts of the grove zone, in addition to other trees required in this title. A minimum thirty percent (30%) of the total number of required trees shall be evergreens.

F. Perimeter Street Trees: Large, mature trees shall be planted along the perimeter of the public access street frontages. These trees should have a minimum three inch (3") caliper, planted ten (10) to thirty feet (30') behind the sidewalk.

G. Minimum Plant Sizes: The following minimum plant sizes shall be used for all areas, except perimeter street trees:

TABLE 1
MINIMUM PLANT SIZE

Landscape Element (Plants)	Minimum Size At Planting
----------------------------	--------------------------

Shade tree	2 inch caliper, balled and burlapped
Ornamental tree	2 inch caliper, balled and burlapped
Evergreen tree	7 feet in height, balled and burlapped
Shrub	5 gallon container
Perennial or ornamental grass or ground cover	10 square foot area

Notes:

1. All calipers are measured 6 inches above the finish planting grade.
2. Root barriers shall be installed for all new trees planted adjacent to existing or proposed sidewalks and paving.

H. Included Plants: Appropriate plants include, but are not limited to:

1. Deciduous trees, including: maple, oak, birch, beech, linden, honey locust, flowering pear, ash and ginkgo.
2. Deciduous shrubs (shrublike trees), including: dogwood, redbud, flowering crab, hawthorn, magnolia and fruit (pear, cherry, plum, peach).
3. Shrubs, including: honeysuckle, lilac, cotoneaster, forsythia, euonymus, hydrangea, privet and sumac.
4. Evergreens, including: pine, fir, spruce, hemlock, juniper, and arborvitae.

I. Retention Of Existing Trees And Plants: Existing trees, native vegetation and rare plants shall be retained wherever possible and may be accepted in lieu of new plantings, unless they are an undesirable species.

J. Energy Efficiency: All landscaping shall be designed to consider the site and surrounding properties by addressing sun, shade and wind for increased energy efficiency.

1. Landscaping shall provide a mix of deciduous trees, evergreens, ornamental plants and ground cover to provide year round screening.
2. Deciduous trees shall be included for providing shade in parking lots and around structures.

3. Evergreen trees shall be included for windbreaks, screening and accent purposes.

K. Spacing: For design flexibility, trees may be grouped together or spaced evenly as desired. However, trees shall be spaced no closer than eighty percent (80%) of the average mature width of the trees.

L. Xeriscape: Xeriscape is encouraged and the design review board may recommend appropriate design changes

M. Street Landscaping Buffers:

1. Purpose: Landscape buffers are required in order to lend continuity among different architectural styles, establish a pleasing view for motorists and create safe and pleasant corridors for pedestrians.

2. Applicability: Street buffers shall be required at all subdivision boundaries (i.e., commercial, industrial, office and residential, and all commercial, industrial and office developments). All subdivision street buffers must be on a common lot, maintained by a business owners' or homeowners' association, as applicable.

3. Buffer Widths: The required widths of the street landscape buffer shown in table 2 of this section are as follows:

- a. Entryway corridors: Pleasant Grove Boulevard and North County Boulevard;
- b. Arterials: State Street, 700 South, Proctor Lane;
- c. Collectors: 220 South, Proctor Lane (1300 West);
- d. Local roads: All other public and private streets.

TABLE 2
MINIMUM STREET LANDSCAPE BUFFER AREA REQUIREMENTS

Type Of Roadway	Minimum Building Setback (Feet)	Minimum Street Landscaped Buffer Width (Feet)
Local roads (except in residential areas)	25	25
Collectors	25	25

Arterials	25	25
Entryway corridors	25	25
Interstate	50	40

Note:

1. Buildings with live-work commercial units in a mixed use development that abut local or collector roads have unique landscape buffer setback requirements (see section 10-14-15M-6 of this title).

4. Setback Measurements: Building setbacks are measured from the foundation to the back of curb. Open structures such as porches, canopies, outdoor seating areas, covered patios and similar architectural projections shall be considered part of the building to which it is attached. All street landscape buffers shall be measured from the back of curb. A minimum five foot (5') wide landscaped park strip is required between the top back of curb and the sidewalk.

5. Other Buffer Area Requirements:

- a. Water features, utilizing the creative use of existing groundwater, are encouraged.
- b. Consistent width of landscape buffers is highly recommended, but the developer may achieve this by averaging the minimum required width.
- c. No fences over three feet (3') are permitted within the street buffer areas.
- d. The landscape buffer may not include any paved surfaces with the exception of a pedestrian sidewalk.
- e. Xeriscape is encouraged, to achieve more water wise landscape designs. This type of design is to be submitted to the city by a licensed landscape architect, and must obtain approval from the design review board.
- f. The required landscaped buffer width may be reduced no more than five feet (5'), by the city council, if the developer has provided enhancements and exceeded the city's standard requirements for architecture, amenities, and landscaping for the overall project area.
- g. Landscape buffering area may be interrupted with a gate/pedestrian accessway to an adjacent site.

h. A landscaped buffer area may be used for some forms of passive recreation; it may contain pedestrian, bike or equestrian trails; provided, that:

- (1) No plant material is eliminated.
- (2) The total width of the buffer is maintained.
- (3) All other regulations of this code are met.
- (4) In no event, however shall the following uses be allowed in buffers: play fields, stables, swimming pools, tennis courts or similar active recreation uses.

6. Landscape buffer exceptions:

a. A landscape buffer may be reduced to 10 feet only if the following requirements are met:

- 1. The buffer must be directly in front of buildings that are live-work commercial units which are part of a mixed use development.**
- 2. The buildings must abut local or collector streets.**
- 3. Vehicle parking designed to service the commercial aspect of the live-work units shall be the only use permitted between the reduced landscape buffer and the live-work units.**

b. Single-family residential lots are exempt from required buffers, but must still comply with building setback requirements.

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 31st day of March 2015.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, CMC - City Recorder

CITY COUNCIL STAFF REPORT

Meeting Date: March 31, 2015

Item: 10F

**City Code Amendment
to allow temporary
subdivision accesses to
subdivisions where
standard access cannot
reasonably be achieved.
Effective City-Wide.**

Public Hearing

APPLICANT:

Kevin Peterson

ATTACHMENTS:

- amend section 11-3-4 to allow for temporary accesses to subdivisions where standard access cannot reasonably be achieved

REPORT BY:

- Ken Young, Community Development Director
- Royce Davies, City Planner

BACKGROUND

In late 2014, the applicant approached the City with a proposal to develop property located at approx. 1200 West 2600 North in Pleasant Grove. The intention was to create flag lots behind the existing home located at 1250 West 2600 North. One of the requirements of the flag lot ordinance is that proposed flag lot properties cannot be reasonably developed in any other way.

The property is located on the Local Streets Vicinity Plan for Pleasant Grove which shows a potential for standard street access from the 1450 West. This disqualified the subdivision from being created as flag lots.

After several meetings and discussion between Staff and the applicant, it was determined that standard access needed to be provided for in order for the subdivision to develop. Unfortunately the applicant has been unable to acquire land or right-of-way that would provide for standard access to the subdivision at this time. However, the subdivision would be possible under current conditions if a temporary access were provided.

The City Code does not currently allow for temporary accesses to subdivisions so the applicant has requested a text amendment that would allow for a temporary access until the subdivision can be adequately connected to streets meeting City standards.

ANALYSIS

As the population of Pleasant Grove grows, current open space will continue being developed into residential subdivisions. Previously, large areas of easily accessible land have been subdivided but while some easily developable properties still exist within the city, there remain many large properties that do not meet current access requirements and cannot be developed as a result.

The Peterson property the applicant wishes to develop is one such parcel. It is landlocked and although the applicant has attempted to acquire property or access easements that would allow for standard street access to the property, he has unable to do so. The proposed ordinance amendment would allow for timely development of the property while providing for standard street access to the subdivision in the future.

In order to assure future standard street connection to a subdivision accessed with a temporary access, a street dedication should be required that will provide for the future connection. This means that a section of the standard street may be constructed in anticipation of a future connection. The street dedication ensures that although the entirety of the street section may not be needed to service the subdivision in connection with the temporary access, there will be a dedicated area to provide connection to future streets.

As proposed, the text amendment meets the intent of the City Code in that it provides opportunities for development of challenging properties while creating an opportunity for future connectivity. Because connectivity and effective and efficient use of open space are in the interest of Pleasant Grove City, it is recommended that the text amendment be approved.

RECOMMENDATION

Staff recommends that the City Council approve the proposed text amendment to amend section 11-3-4 to allow for temporary accesses to subdivisions where standard access cannot reasonably be achieved, in the Pleasant Grove City Code.

MODEL MOTIONS

Approval – “I move the City Council approve the proposed text amendment amend section 11-3-4 to allow for temporary accesses to subdivisions where standard access cannot reasonably be achieved, in the Pleasant Grove City Code; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Continue – “I move the City Council continue the review of the proposed text amendment amend section 11-3-4 to allow for temporary accesses to subdivisions where standard access cannot reasonably be achieved, in the Pleasant Grove City Code, until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the City Council deny the proposed text amendment amend section 11-3-4 to allow for temporary accesses to subdivisions where standard access cannot reasonably be achieved, in the Pleasant Grove City Code, based on the following findings:”

1. List findings for denial...

AMEND SECTION 11-3-4 TO ALLOW FOR TEMPORARY ACCESSES TO SUBDIVISIONS WHERE STANDARD ACCESS CANNOT REASONABLY BE ACHIEVED

SECTION 1. New Section 11-3-4-K-3, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

3. When right of way needed to connect a proposed subdivision to an existing street cannot be obtained after a reasonable, good faith effort on the part of an applicant, where the use of eminent domain by the city is the only remaining option, the city council may approve a temporary access to the subdivision. The following shall apply:

a. The temporary access shall be abandoned as a public access when a public street access meeting city standards becomes available to connect the subdivision to existing streets.

b. The applicant shall provide evidence of the effort to obtain the standard access right of way.

c. The subdivision property shall be included in the officially adopted Local Streets Vicinity Plan.

d. No lot may obtain frontage on any temporary access.

e. The subdivision shall include an area of right-of-way dedication to meet street standards at the time of development approval.

f. Excluding street width and standard street improvements (i.e. curb and gutter, park-strip, and sidewalk), the temporary access shall be paved to meet city standards for a public street.

g. All temporary accesses shall comply with the following standards:

1. Minimum Width: Twenty five feet (25').

2. Minimum Length: The minimum lot width for the zone.

3. Maximum Length: Three hundred feet (300').

4. Minimum Curve Radius: One hundred feet (100').

6. Maximum Lots Served by a Temporary Access: Three (3) unless approved by council with positive recommendations from engineer and fire marshal after review of safety and traffic issues.

7. Minimum Frontage On A Public Street: Twenty five feet (25').

8. Minimum Pavement Width: Twenty feet (20').

9. Surfacing Standard: With the exception of an optional concrete driveway entrance where the access connects to the isolated standard street within the development, the entire access shall be surfaced with either asphalt or concrete adequate to support the weight of a fire apparatus (H-20 standard).

NOTE: HIGHLIGHTED SECTIONS IN THE ABOVE TEXT AMENDMENT PROPOSAL ARE EITHER:

- Underlined (to be added)
- ~~Struck Through~~ (to be removed)

ORDINANCE NO. 2015-13

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 11-3-4, STREET STANDARDS, ADDING TO SECTION 11-3-4-K: STREET DEDICATIONS AND PAVING, ALLOWING TEMPORARY ACCESSES TO SUBDIVISIONS WHILE STANDARD STREET ACCESSES ARE IMPRACTICAL, EFFECTIVE CITY-WIDE; INCLUDING AN EFFECTIVE DATE (KEVIN PETERSEN, APPLICANT).

WHEREAS, the applicant has requested that temporary accesses to subdivisions be allowed; and

WHEREAS, the proposed provision shall apply to all properties within the Pleasant Grove City Limits; and

WHEREAS, the proposed provision requires the temporary access to be abandoned when a public street meeting city standards connects the subdivision to the existing street infrastructure of Pleasant Grove City; and

WHEREAS, it is the intent of this ordinance to allow standard development on properties that are otherwise isolated from existing roadways but may be connected with streets meeting City standards at a future time; and

WHEREAS, on March 12, 2015 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 11-3-4, adding section 11-3-4-K-3 which would allow for temporary accesses where standard street accesses are not currently available; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 11-3-4 in the Street Standards chapter of the Pleasant Grove Municipal Code is in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 11-3-4 in the Street Standards chapter in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on March 31, 2015 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. New Section 11-3-4-K-3, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

3. When right of way needed to connect a proposed subdivision to an existing street cannot be obtained after a reasonable, good faith effort on the part of an applicant, where the use of eminent domain by the city is the only remaining option, the city council may approve a temporary access to the subdivision. The following shall apply:

a. The temporary access shall be abandoned as a public access when a public street access meeting city standards becomes available to connect the subdivision to existing streets.

b. The applicant shall provide evidence of the effort to obtain the standard access right of way.

c. The subdivision property shall be included in the officially adopted Local Streets Vicinity Plan.

d. No lot may obtain frontage on any temporary access.

e. The subdivision shall include an area of right-of-way dedication to meet street standards at the time of development approval.

f. Excluding street width and standard street improvements (i.e. curb and gutter, park-strip, and sidewalk), the temporary access shall be paved to meet city standards for a public street.

g. All temporary accesses shall comply with the following standards:

1. Minimum Width: Twenty five feet (25').

2. Minimum Length: The minimum lot width for the zone.

3. Maximum Length: Three hundred feet (300').

4. Minimum Curve Radius: One hundred feet (100').

6. Maximum Lots Served by a Temporary Access: Three (3) unless approved by council with positive recommendations from engineer and fire marshal after review of safety and traffic issues.

7. Minimum Frontage On A Public Street: Twenty five feet (25').

8. Minimum Pavement Width: Twenty feet (20').

9. Surfacing Standard: With the exception of an optional concrete driveway entrance where the access connects to the isolated standard street within the development, the entire access shall be surfaced with either asphalt or concrete adequate to support the weight of a fire apparatus (H-20 standard).

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 31st day of March 2015.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, CMC - City Recorder

Pleasant Grove Public Safety Building Committee Application

Name: _____

Phone#: _____

Email: _____

History: In both 2013 and 2014 Pleasant Grove City pursued a general obligation bond to build a new public safety facility. Both years the bond was voted down. Those that have supported or opposed the ballot proposition have agreed that there is a need. Pleasant Grove City would like to continue to work towards a solution to that need.

General Description: Pleasant Grove City is looking for Pleasant Grove residents to serve on the Public Safety Building Committee. This committee will be advisory in nature and make recommendations to the Pleasant Grove City Council. The details on what information (new and old) that the committee will review will be addressed at a later date. The meetings will be in an open forum for the public to attend. The meetings will have minutes taken and will be recorded.

Requirements for potential candidates: It is critical that committee members will make attending the meetings a high priority. The committee will create their meeting schedule to best accommodate those that are on the committee. Each candidate will need to declare their past affiliation on this issue (support, oppose or neutral). The committee will be chaired by the Mayor and will consist of three members of each affiliation.

Past Affiliation (Please Circle One): **Support** **Oppose** **Neutral**

Please explain your past involvement on the Public Safety Building issue:

Please explain why you want to serve on this committee:



NOTICE OF CANCELED MEETING

OF THE

PLEASANT GROVE CITY COUNCIL

Notice is hereby given that the Pleasant Grove City Council meeting which was scheduled for **April 7, 2015 at 6:00 p.m.** in the City Council Chambers 86 East 100 South, Pleasant Grove, Utah, **has been canceled** due to the lack of a quorum.

CERTIFICATE OF POSTING:

I certify that the above notice was posted in three public places within the Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City Websites (www.plgrove.org).

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: March 27, 2015

Time: 3:00 p.m.

Place: City Hall, Library and Community Development Building

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-13100	GENERAL FUND - ACCTS REC.- CITY EMPLOYEES						
	1347	CABELA'S INC.	PD/PERSONAL SUPPLIES	290		01/23/2015	139.99
	1347	CABELA'S INC.	PD/PERSONAL SUPPLIES	8395		01/23/2015	109.98
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2448580		03/10/2015	162.91
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2448581		03/10/2015	9.99
							422.87
10-15850	GENERAL FUND - POLICE WARRANT CLEARING						
	344	AMERICAN FORK DISTRICT COURT	WARRANT CLEARING	03132015		03/13/2015	175.00
	6983	RIVERDALE JUSTICE COURT	WARRANT CLEARING	03132015		03/13/2015	225.00
							400.00
10-21230	GENERAL FUND - STATE INSURANCE PAYABLE						
	8954	UTAH LOCAL GOVT. INS. TRUST	WORKERS COMP MONTHLY FEE	1500128		03/12/2015	8,109.13
10-24230	GENERAL FUND - DUES POLICE DEPARTMENT						
	5965	PAM'S FLORAL GARDEN & DESIGN	PD ASSOC./FLOWERS	03052015		03/05/2015	51.50
10-24260	GENERAL FUND - AMER. FAMILY LIFE PAYABLE						
	9288	WASHINGTON NATIONAL INS CO.	INSURANCE PREMIUM	03132015		03/13/2015	653.75
10-24350	GENERAL FUND - SENIOR CITIZEN CLEARING						
	5478	MOUNTAINLAND ASSOCIATION	SR. CNTR/MEALS	02282015		02/28/2015	1,251.00
	5478	MOUNTAINLAND ASSOCIATION	SR.CNTR/ENSURE	02282015		02/28/2015	240.00
							1,491.00
10-34-280	GENERAL FUND - CHARGES FOR SERVICES - AMBULANCE FEES						
	3350	GOLD CROSS SERVICES	AMB/BILLING SERVICES	865		02/28/2015	1,635.11
10-41-240	GENERAL FUND - GENERAL GOVERNMENT - OFFICE EXPENSE						
	6203	PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE	03232015		03/23/2015	10.00
Total GENERAL GOVERNMENT							10.00
10-42-210	GENERAL FUND - JUDICIAL - MEETINGS & MEMBERSHIPS						
	6203	PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE	03232015		03/23/2015	12.24
10-42-240	GENERAL FUND - JUDICIAL - OFFICE EXPENSE						
	2122	CULLIGAN BOTTLED WATER	JUDICIAL/DRINKING WATER	65X02439703		02/28/2015	27.20
	5730	OFFICE DEPOT, INC.	JUDICIAL/OFFICE SUPPLIES	54080708001		02/04/2015	45.93
	5730	OFFICE DEPOT, INC.	LEGAL/OFFICE SUPPLIES	58562836001		03/04/2015	149.56
	6203	PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE	03232015		03/23/2015	21.98
							244.67
10-42-310	GENERAL FUND - JUDICIAL - LEGAL SERVICES						
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	871-02282015		02/28/2015	70.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	971-02282015		02/28/2015	78.00
							148.50
Total JUDICIAL							405.41
10-43-430	GENERAL FUND - NON-DEPARTMENTAL - STRAWBERRY DAYS						
	6203	PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE	03232015		03/23/2015	70.53
10-43-610	GENERAL FUND - NON-DEPARTMENTAL - MISCELLANEOUS EXPENSE						
	6203	PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE	03232015		03/23/2015	12.00
10-43-760	GENERAL FUND - NON-DEPARTMENTAL - TECHNOLOGY						
	343	AMERICAN FORK CITY	DARK FIBER LEASE	3505		02/01/2015	250.00

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
	343	AMERICAN FORK CITY	DARK FIBER LEASE	3526		03/01/2015	250.00
							500.00
Total NON-DEPARTMENTAL							582.53
10-46-210	GENERAL FUND - ADMINISTRATIVE SERVICES - MEETINGS & MEMBERSHIPS						
6203	PETTY CASH-TREASURER		ADM/PETTY CASH EXPENSE	03232015		03/23/2015	10.00
10-46-240	GENERAL FUND - ADMINISTRATIVE SERVICES - OFFICE EXPENSE						
1371	CANON SOLUTIONS AMERICAN, INC.		ADM/COPIER MAINTENANCE	4015363346		03/01/2015	46.53
1757	CINTAS CORPORATION		ADM/SHEDDING	8402074874		02/28/2015	92.83
6203	PETTY CASH-TREASURER		ADM/PETTY CASH EXPENSE	03232015		03/23/2015	28.55
							167.91
10-46-610	GENERAL FUND - ADMINISTRATIVE SERVICES - MISCELLANEOUS EXPENSE						
6203	PETTY CASH-TREASURER		ADM/PETTY CASH EXPENSE	03232015		03/23/2015	9.48
Total ADMINISTRATIVE SERVICES							187.39
10-47-510	GENERAL FUND - FACILITIES - CITY HALL - HEATING EXPENSE						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	124.07
10-47-540	GENERAL FUND - FACILITIES - CITY HALL - PD BLDG MAINTENANC						
2675	ELECTRICAL WHOLESALE SUPPLY		BUILDING MAINTENANCE	908981596		03/10/2015	164.87
6525	PROFESSIONAL HEATING AND AIR		BUILDING MAINT.	64166		03/03/2015	900.00
							1,064.87
10-47-580	GENERAL FUND - FACILITIES - OLD BELL SCHOOL - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	184.17
10-47-600	GENERAL FUND - FACILITIES - COMMUNITY CNTR - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	1,196.86
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	145.36
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	274.09
							1,616.31
10-47-640	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	791.67
10-47-680	GENERAL FUND - FACILITIES - CEMETERY BLDG - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	307.19
10-47-710	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	382.91
10-47-730	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - BLDG MAINT						
2675	ELECTRICAL WHOLESALE SUPPLY		BUILDING MAINTENANCE	908968523		03/06/2015	11.00
10-47-750	GENERAL FUND - FACILITIES - PUMP HOUSE - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	232.86
10-47-760	GENERAL FUND - FACILITIES - PUBLIC WORKS - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	1,152.91
10-47-790	GENERAL FUND - FACILITIES - RENTAL PROPERTY EXPENSES						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	8.03
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	7.43
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	390.46

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							405.92
10-47-800	GENERAL FUND - FACILITIES - GENERAL MAINTENANCE EXPENSES						
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	908968523		03/06/2015	157.08
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	908981595		03/10/2015	120.75
							277.83
10-47-810	GENERAL FUND - FACILITIES - SR CENTER - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	154.35
Total FACILITIES							6,706.06
10-51-230	GENERAL FUND - ENGINEERING - TRAVEL & TRAINING						
	6203	PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE	03232015		03/23/2015	40.00
10-51-285	GENERAL FUND - ENGINEERING - CELLULAR SERVICES						
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9741498063		03/01/2015	154.85
10-51-332	GENERAL FUND - ENGINEERING - PROFESSIONAL SERVICES						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	2,416.33
10-51-745	GENERAL FUND - ENGINEERING - SIGNALS & FLASHERS						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	209.80
Total ENGINEERING							2,820.98
10-52-240	GENERAL FUND - COMMUNITY DEVELOPMENT - OFFICE EXPENSE						
	5139	MCGEE'S STAMP & TROPHY CO.	COM DEV/PLAQUE	03042015		03/04/2015	42.00
	5730	OFFICE DEPOT, INC.	COM DEV/OFFICE SUPPLIES	'57517286001		02/25/2015	124.45
	5730	OFFICE DEPOT, INC.	COM DEV/OFFICE SUPPLIES	'57517600001		02/25/2015	33.06
	5730	OFFICE DEPOT, INC.	COM DEV/OFFICE SUPPLIES	'57517601001		02/25/2015	114.83
							314.34
10-52-332	GENERAL FUND - COMMUNITY DEVELOPMENT - PROFESSIONAL SERVICES						
	4546	KIMBALL ENGINEERING	COM DEV/PLAN REVIEWS	1215505002		03/11/2015	220.00
	9765	YEOMAN, JAMES	COM DEV/PLAN REVIEWS	15-2		03/06/2015	550.00
							770.00
10-52-340	GENERAL FUND - COMMUNITY DEVELOPMENT - PLANNING SERVICES						
	5139	MCGEE'S STAMP & TROPHY CO.	COM DEV/PLAQUE	02272015		02/27/2015	75.00
10-52-610	GENERAL FUND - COMMUNITY DEVELOPMENT - MISCELLANEOUS						
	5457	MOUNT OLYMPUS	COM DEV/BOTTLED WATER	72380022715		02/27/2015	33.17
Total COMMUNITY DEVELOPMENT							1,192.51
10-54-240	GENERAL FUND - POLICE DEPARTMENT - OFFICE EXPENSE						
	2122	CULLIGAN BOTTLED WATER	PD/BOTTLED WATER	65X02374405		02/28/2015	57.75
	2122	CULLIGAN BOTTLED WATER	PD/BOTTLED WATER	65X02385104		02/28/2015	38.75
							96.50
10-54-250	GENERAL FUND - POLICE DEPARTMENT - VEHICLE EXPENSE						
	3468	GREASE MONKEY #790	PD/VEHICLE MAINTENANCE	152724		03/07/2015	66.59
10-54-280	GENERAL FUND - POLICE DEPARTMENT - TELEPHONE EXPENSE						
	1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	03232015		03/23/2015	339.51

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-54-285	GENERAL FUND - POLICE DEPARTMENT - CELLULAR SERVICES						
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9741498063		03/01/2015	819.25
10-54-440	GENERAL FUND - POLICE DEPARTMENT - K9 SUPPLIES						
	8394	TIMPANOGOS ANIMAL HOSPITAL	PD/CANINE EXAM	105080		03/03/2015	52.00
	8394	TIMPANOGOS ANIMAL HOSPITAL	PD/DOG FOOD	105346		03/10/2015	240.93
							292.93
10-54-650	GENERAL FUND - POLICE DEPARTMENT - NOVA EXPENSES (DARE)						
	7220	SALT LAKE WHOLESALE SPORTS	PD/AMMO	27555		03/06/2015	518.00
Total POLICE DEPARTMENT							2,132.78
10-55-250	GENERAL FUND - FIRE DEPARTMENT - VEHICLE EXPENSE						
	6650	QUALITY TIRE COMPANY	FIRE/VEHICLE MAINTENANCE	6480		03/11/2015	279.48
10-55-480	GENERAL FUND - FIRE DEPARTMENT - DEPARTMENTAL SUPPLIES						
	2122	CULLIGAN BOTTLED WATER	FIRE/BOTTLED WATER	65X02447904		02/28/2015	88.95
10-55-490	GENERAL FUND - FIRE DEPARTMENT - SCHOOLING AND TRAINING						
	9029	UTAH VALLEY UNIVERSITY	FIRE/RE CERTIFICATION	A22243		03/04/2015	5.00
10-55-760	GENERAL FUND - FIRE DEPARTMENT - TECHNOLOGY						
	8825	UTAH COMMUNICATIONS AUTHORITY	FIRE/MONTHLY RADIO SERVICES	53798		02/28/2015	837.00
Total FIRE DEPARTMENT							1,210.43
10-57-250	GENERAL FUND - ANIMAL CONTROL - VEHICLE EXPENSE						
	2681	ELITE REPAIRS AND SPECIALIZED	ACO/VEHICLE REPAIR EXPENSE	4319		03/09/2015	184.95
Total ANIMAL CONTROL							184.95
10-60-280	GENERAL FUND - STREETS - TELEPHONE EXPENSE						
	5950	PAETEC	PUB WORKS/DSL LINE	58238688		03/08/2015	57.34
Total STREETS							57.34
10-65-240	GENERAL FUND - LIBRARY - OFFICE EXPENSE						
	2395	DEMCO, INC.	LIB/OFFICE SUPPLIES	5543988		03/06/2015	58.80
	5730	OFFICE DEPOT, INC.	LIB/OFFICE SUPPLIES	'59552023001		03/10/2015	375.77
	5730	OFFICE DEPOT, INC.	LIB/OFFICE SUPPLIES	'59552725001		03/10/2015	5.77
							440.34
10-65-280	GENERAL FUND - LIBRARY - TELEPHONE EXPENSE						
	1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	03232015		03/23/2015	91.94
	1905	COMCAST CABLE	LIB/INTERNET SERVICES	03122015		03/12/2015	70.24
							162.18
10-65-420	GENERAL FUND - LIBRARY - CHILDRENS PROGRAMING						
	5033	MACEYS	LIB/ASSORTED EXPENSES	4785		03/10/2015	10.18
10-65-480	GENERAL FUND - LIBRARY - BOOKS						
	3191	GALE	LIB/BOOKS	54714915		03/03/2015	132.94

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
	3191	GALE	LIB/BOOKS	54726164		03/04/2015	46.78
	3515	GREY HOUSE PUBLISHING	LIB/BOOKS	324363		03/01/2015	432.50
	3557	GUMDROP BOOKS	LIB/BOOKS	85472		03/02/2015	129.20
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	75645984		12/13/2013	9.00 -
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	83756986		02/09/2015	46.19 -
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	83851752		02/13/2015	31.22
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	84050107		02/26/2015	279.62
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	840501080		02/26/2015	199.13
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	84082777		03/01/2015	35.21
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	84113697		03/03/2015	190.53
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	84234989		03/11/2015	105.25
	6094	THE PENWORTHY COMPANY	LIB/BOOKS	7515		02/24/2015	31.92
							1,559.11
10-65-485	GENERAL FUND - LIBRARY - AUDIO/VISUAL MATERIALS						
	2870	FINDAWAY WORLD, LLC	LIB/AUDIO MATERIALS	148356		03/05/2015	379.96
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75089673		02/26/2015	396.99
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75090617		02/26/2015	48.42
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75094775		03/03/2015	56.90
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75096011		03/11/2015	104.59
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75098026		03/10/2015	56.90
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75098985		03/12/2015	339.06
							1,382.82
Total LIBRARY							3,554.63
10-67-240	GENERAL FUND - SR. CITIZEN CTR & AUDITORIUM - OFFICE EXPENSE						
	1905	COMCAST CABLE	SC/INTERNET SERVICE	03152015		03/15/2015	63.77
10-67-280	GENERAL FUND - SR. CITIZEN CTR & AUDITORIUM - TELEPHONE EXPENSE						
	1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	03232015		03/23/2015	112.47
Total SR. CITIZEN CTR & AUDITORIUM							176.24
10-70-210	GENERAL FUND - PARKS - MEETINGS & MEMBERSHIPS						
	6203	PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE	03232015		03/23/2015	18.71
10-70-250	GENERAL FUND - PARKS - VEHICLE EXPENSE						
	675	AUTO ZONE STORES, INC.	PARK/VEHICLE EXPENSE	6231136857		03/10/2015	41.97
	4748	LES SCHWAB TIRES	PARK/VEHICLE EXPENSE	50800127525		03/03/2015	1,991.67
							2,033.64
10-70-285	GENERAL FUND - PARKS - CELLULAR SERVICES						
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9741498063		03/01/2015	535.74
10-70-320	GENERAL FUND - PARKS - SPRINKLER & LANDSCAPE						
	7176	SAGE PEST CONTROL, LLC.	PARK/SERVICE CHARGE	134112		03/10/2015	75.00
	8401	TIMP RENTAL CENTER, INC.	PARK/TRACK TRENCHER	2188211		03/11/2015	65.00
							140.00
10-70-330	GENERAL FUND - PARKS - PLAYGROUND SUPPLIES						
	3194	GAMETIME	PARK/DEPARTMENTAL SUPPLIES	7564		02/09/2015	545.43
10-70-670	GENERAL FUND - PARKS - SAFETY EQUIP. & SUPPLIES						
	1347	CABELA'S INC.	PARK/BOOTS	7628		03/10/2015	99.99
	1347	CABELA'S INC.	PARK/DEPARTMENTAL SUPPLIES	7629		03/10/2015	65.94

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							165.93
Total PARKS							3,439.45
10-71-240	GENERAL FUND - RECREATION - OFFICE EXPENSE						
7233	SAM'S CLUB	REC/OFFICE SUPPLIES	03232015		03/23/2015	172.77	
10-71-280	GENERAL FUND - RECREATION - TELEPHONE EXPENSE						
1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	03232015		03/23/2015	204.80	
10-71-285	GENERAL FUND - RECREATION - CELLULAR SERVICES						
9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9741498063		03/01/2015	301.78	
10-71-480	GENERAL FUND - RECREATION - DEPARTMENTAL SUPPLIES						
6212	PEX FITNESS	REC/EQUIPMENT	22015		03/16/2015	185.00	
Total RECREATION							864.35
10-72-285	GENERAL FUND - LEISURE SERVICES - CELLULAR SERVICES						
9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9741498063		03/01/2015	52.42	
10-72-480	GENERAL FUND - LEISURE SERVICES - DEPARTMENTAL SUPPLIES						
7420	SHIELD-SAFETY, LLC	LEISURE/FIRST AID SUPPLIES	2203305423		01/28/2015	319.50	
Total LEISURE SERVICES							371.92
10-74-285	GENERAL FUND - CUSTODIAL SERVICES - CELLULAR SERVICES						
9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9741498063		03/01/2015	52.42	
10-74-480	GENERAL FUND - CUSTODIAL SERVICES - DEPARTMENTAL SUPPLIES						
5724	NUKLEAN, LLC	BUILDING MAINTENANCE	92336		03/06/2015	467.99	
5724	NUKLEAN, LLC	BUILDING MAINTENANCE	92337		03/06/2015	478.93	
5724	NUKLEAN, LLC	BUILDING MAINTENANCE	92440		03/12/2015	74.06	
						1,020.98	
10-74-481	GENERAL FUND - CUSTODIAL SERVICES - CHEMICALS						
5724	NUKLEAN, LLC	BUILDING MAINTENANCE	92440		03/12/2015	108.00	
10-74-740	GENERAL FUND - CUSTODIAL SERVICES - EQUIPMENT						
5724	NUKLEAN, LLC	BUILDING MAINTENANCE	92461		03/12/2015	78.00	
Total CUSTODIAL SERVICES							1,259.40
Total GENERAL FUND							37,919.73
21-84-620	Grants - GRANT EXPENDITURES - BLUE ENERGY EXPENDITURES						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	1,459.50	

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
Total GRANT EXPENDITURES							1,459.50
Total Grants							1,459.50
22-70-200	CEMETERY - 22-70 - MOWER EXPENSE						
	8692 UNITED SERVICE & SALES	CEM/MOWER PARTS	29893		02/12/2015	350.00	
	8692 UNITED SERVICE & SALES	CEM/MOWER PARTS	30332		03/06/2015	178.60	
						528.60	
22-70-250	CEMETERY - 22-70 - VEHICLE						
	3247 GEARS TRANSMISSION &	CEM/VEHICLE REPAIR	18178		03/10/2015	1,311.56	
	4748 LES SCHWAB TIRES	CEM/VEHICLE TIRES	50800126861		02/25/2015	341.21	
	5833 O'REILLY AUTOMOTIVE INC.	CEM/VEHICLE EXPENSE	3623418703		02/27/2015	47.97	
						1,700.74	
22-70-320	CEMETERY - 22-70 - SPRINKLER & LANDSCAPE						
	970 BJ PLUMBING SUPPLY	CEM/DEPARTMENTAL SUPPLIES	600942		03/06/2015	41.00	
	970 BJ PLUMBING SUPPLY	CEM/DEPARTMENTAL SUPPLIES	601212		03/10/2015	36.25	
	970 BJ PLUMBING SUPPLY	CEM/DEPARTMENTAL SUPPLIES	601321		03/11/2015	116.60	
						193.85	
22-70-480	CEMETERY - 22-70 - DEPARTMENTAL SUPPLIES						
	1905 COMCAST CABLE	CEM/INTERNET SERVICES	03132015		03/13/2015	91.57	
22-70-670	CEMETERY - 22-70 - SAFETY EQUIP. & SUPPLIES						
	1760 CINTAS FIRST AID & SAFETY	CEM/FIRST AID SUPPLIES	5002727150		03/13/2015	16.61	
22-70-740	CEMETERY - 22-70 - EQUIPMENT						
	8692 UNITED SERVICE & SALES	CEM/DEPARTMENTAL SUPPLIES	30341		03/06/2015	5,300.00	
Total 22-70							7,831.37
Total CEMETERY							7,831.37
41-40-260	E-911 - EXPENDITURES - MAINTENANCE						
	1516 CENTURY LINK	E-911/MAINTENANCE	02282015		02/28/2015	86.21	
41-40-450	E-911 - EXPENDITURES - RADIO SERVICE						
	8825 UTAH COMMUNICATIONS AUTHORITY	PD/RADIO REPAR	53688		02/27/2015	514.20	
Total EXPENDITURES							600.41
Total E-911							600.41
48-41-330	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - ENGINEERING SERVICES						
	3970 HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	1,240.74	
	3970 HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	206.79	
	3970 HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	555.22	

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							2,002.75
Total GENERAL GOVERNMENT							2,002.75
48-70-811	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - LAND ACQUISITION						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		36827		03/11/2015	10,755.67
48-70-843	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - DETENTION POND 1100 W 2600 N						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		36826		03/11/2015	602.54
48-70-911	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - PROCTOR IRRIGATION DIVERSION						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		36826		03/11/2015	3,865.43
Total STORM DRAIN PROJECTS							15,223.64
Total STORM DRAIN UTILITY FUND							17,226.39
49-60-897	CAPITAL PROJECTS FUND - PARKS PROJECTS - SHANNON FIELDS						
9470	WIDDISON TURBINE SERVICE	SHANNON FIELD ABANDON WELL EXF		4520		03/19/2015	6,500.00
Total PARKS PROJECTS							6,500.00
Total CAPITAL PROJECTS FUND							6,500.00
51-40-240	WATER FUND - EXPENDITURES - OFFICE EXPENSE						
320	AMFAX CORPORATION	WATER/VOICE BROADCASTS		21502240		02/28/2015	51.20
51-40-250	WATER FUND - EXPENDITURES - VEHICLE EXPENSE						
5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE		3623419557		03/04/2015	108.67
5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE		3623419711		03/05/2015	76.34
5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE		3623419712		03/05/2015	4.60
5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE		3623420968		03/12/2015	93.21
							273.62
51-40-330	WATER FUND - EXPENDITURES - ENGINEERING						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		36827		03/11/2015	620.37
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		36827		03/11/2015	965.02
							1,585.39
51-40-480	WATER FUND - EXPENDITURES - DEPARTMENTAL SUPPLIES						
812	BATTERIES PLUS BULBS #848	WATER/BATTERIES		848-242716		02/12/2015	13.43
6134	PETERSON PLUMBING SUPPLY	WATER/DEPARTMENTAL SUPPLIES		5130447		02/27/2015	81.97
							95.40
51-40-600	WATER FUND - EXPENDITURES - REPAIR & MAINTENANCE						
1590	CHEMTECH-FORD INC.	WATER/NITRATE		1502662		03/16/2015	25.00
2192	D AND L SUPPLY CO., INC.	WATER/DEPARTMENTAL SUPPLIES		36967		02/24/2015	110.00
2192	D AND L SUPPLY CO., INC.	WATER/DEPARTMENTAL SUPPLIES		36985		02/24/2015	49.00
2752	EVCO HOUSE OF HOSE	WATER/DEPARTMENTAL SUPPLIES		66689		03/04/2015	13.23
3888	HIGHLAND GOLF	WATER/GOLF CART REPAIRS		25337		03/05/2015	362.51
3888	HIGHLAND GOLF	WATER/GOLF CART REPAIRS		25345		03/06/2015	209.12
4673	LARKIN TIRES, INC.	WATER/GOLF CART TIRES		1008456		03/06/2015	235.35

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
	6134	PETERSON PLUMBING SUPPLY	WATER/DEPARTMENTAL SUPPLIES	5128984		02/24/2015	760.00
	6938	RICHARDS LABORATORIES OF UTAH	WATER/COLIFORM	19838		03/03/2015	495.00
	7035	ROCKWELL UPHOLSTERY	WATER/GOLF CART SEATS	03092015		03/09/2015	170.00
							2,429.21
51-40-610	WATER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE						
	1368	C-A-L RANCH STORES	WATER/ASSORTED SUPPLIES	5671/8		03/03/2015	16.99 -
Total EXPENDITURES							4,417.83
51-70-710	WATER FUND - WATER CAPITAL PROJECTS - BATTLE CREEK SURVEY						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36826		03/11/2015	50.86
51-70-885	WATER FUND - WATER CAPITAL PROJECTS - FIRE HYDRANT REPLACEMENT						
	6134	PETERSON PLUMBING SUPPLY	WATER/FIRE HYDRANTS	5127423		02/17/2015	5,078.86
51-70-909	WATER FUND - WATER CAPITAL PROJECTS - WATERLINE UPSIZE/REPLACEMENT						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36826		03/11/2015	14,006.62
Total WATER CAPITAL PROJECTS							19,136.34
Total WATER FUND							23,554.17
52-40-250	SEWER FUND - EXPENDITURES - VEHICLE EXPENSE						
	3848	HENSLEY BATTERY &	SEWER/VEHICLE EXPENSE	678986		03/10/2015	152.70
	5833	O'REILLY AUTOMOTIVE INC.	SEWER/VEHICLE EXPENSES	3623420551		03/10/2015	7.98
	5833	O'REILLY AUTOMOTIVE INC.	SEWER/VEHICLE EXPENSES	3623420852		03/11/2015	72.61
							233.29
52-40-330	SEWER FUND - EXPENDITURES - ENGINEERING SERVICES						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	1,524.02
52-40-350	SEWER FUND - EXPENDITURES - CHARGES FOR TREATMENT						
	8422	TIMP. SPECIAL SERVICE DISTRICT	WASTEWATER TREATMENT	02272015		02/28/2015	203,108.87
52-40-600	SEWER FUND - EXPENDITURES - REPAIR & MAINTENANCE						
	675	AUTO ZONE STORES, INC.	SEWER/DEPARTMENTAL SUPPLIES	6231138232		03/12/2015	7.99
	974	BISCO	SEWER/DEPARTMENTAL SUPPLIES	1547447		03/10/2015	254.44
							262.43
52-40-610	SEWER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	7.16
52-40-775	SEWER FUND - EXPENDITURES - CCAP						
	9042	VAN COTT, BAGLEY, CORNWALL	LEGAL SERVICES	404863		03/13/2015	8,186.30
Total EXPENDITURES							213,322.07
52-90-812	SEWER FUND - 52-90 - INSITUFORM						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36826		03/11/2015	107.78
52-90-910	SEWER FUND - 52-90 - 100 WEST IMPROVEMENTS						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36826		03/11/2015	3,921.03

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
Total 52-90							4,028.81
Total SEWER FUND							217,350.88
54-40-250	SECONDARY WATER - EXPENDITURES - VEHICLE						
	5833	O'REILLY AUTOMOTIVE INC.	SEC WATER/VEHICLE EXPENSE	3623419419		03/04/2015	20.69
54-40-330	SECONDARY WATER - EXPENDITURES - ENGINEERING						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	620.37
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	36827		03/11/2015	624.15
							1,244.52
54-40-600	SECONDARY WATER - EXPENDITURES - REPAIR & MAINTENANCE						
	970	BJ PLUMBING SUPPLY	SEC WATER/DEPARTMENTAL SUPPLII	601329		03/11/2015	50.56
	2467	DOUBLE D BOLT	SEC WATER/DEPARTMENTAL SUPPLII	181138		03/09/2015	20.52
	2752	EVCO HOUSE OF HOSE	SEC WATER/DEPARTMENTAL SUPPLII	66972		03/10/2015	8.08
	6518	PRO FAB & WELDING INC.	SEC WATER/INSTALLATION OF SEAT	03182015		03/18/2015	1,258.52
							1,337.68
Total EXPENDITURES							2,602.89
Total SECONDARY WATER							2,602.89
56-59-250	PLEASANT GROVE CHAMBER - 56-59 - MEMBER RECOGNITION						
	973	BLACK CANYON SIGNS, INC.	ECON DEV/ASSORTED SIGNS	2703		03/16/2015	30.00
56-59-480	PLEASANT GROVE CHAMBER - 56-59 - GENERAL OPERATIONS						
	8984	UTAH STATE CHAMBER OF COMMERCE	ECON DEV/CHAMBER MEMEBERSHIP	780		03/02/2015	25.00
Total 56-59							55.00
Total PLEASANT GROVE CHAMBER							55.00
57-40-110	SELF FUNDED DENTAL - EXPENDITURES - DENTAL CLAIM PAYMENTS						
	2481	DRY CREEK DENTAL	DENTAL SERVICES	03112015		03/11/2015	110.00
	2481	DRY CREEK DENTAL	DENTAL SERVICES	03122015		03/11/2015	148.60
	2481	DRY CREEK DENTAL	DENTAL SERVICES	03132015		03/13/2015	130.90
	4406	JONES, AMMON G DDS	DENTAL SERVICES	02242015		02/24/2015	76.30
	4406	JONES, AMMON G DDS	DENTAL SERVICES	03082015		03/11/2015	109.90
	4406	JONES, AMMON G DDS	DENTAL SERVICES	03092015		03/09/2015	86.50
	4406	JONES, AMMON G DDS	DENTAL SERVICES	03112015		03/11/2015	159.50
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	03042015		03/05/2015	49.70
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	03052015		03/05/2015	28.60
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	03102015		03/10/2015	38.50
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	03112015		03/10/2015	49.70
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	03132015		03/13/2015	83.00
	5710	NORTH OREM DENTAL	DENTAL SERVICES	03122015		03/12/2015	100.00

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
	6071	PECK, SHELDON L, DDS MS PC	DENTAL SERVICES	03022015		03/02/2015	577.50
	6112	PERRY, EVAN L., D.D.S., P.C.	DENTAL SERVICES	03022015		03/03/2015	91.00
	6112	PERRY, EVAN L., D.D.S., P.C.	DENTAL SERVICES	03032015		03/03/2015	149.50
	7566	SMART PEDIATRIC DENTISTRY	DENTAL SERVICES	03112015		03/11/2015	186.37
	8480	TOTAL CARE DENTAL	DENTAL SERVICES	03092015		03/09/2015	97.50
	8580	TUTTLE, GREGORY K DDS	DENTAL SERVICE	03062015		03/06/2015	757.80
	9023	UTAH VALLEY ORAL &	DENTAL SERVICES	03032015		03/03/2015	214.80
							3,245.67
Total EXPENDITURES							3,245.67
Total SELF FUNDED DENTAL							3,245.67
71-73-380	SWIMMING POOL - SWIMMING POOL - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	524.47
Total SWIMMING POOL							524.47
Total SWIMMING POOL							524.47
72-71-060	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	03232015		03/23/2015	2,125.13
72-71-062	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - BLDG MAINT						
	2428	DIAMOND RENTAL INC.	REC/SCISSOR LIFT	26642114		03/19/2015	207.80
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	908968523		03/06/2015	186.40
	8436	TOLD PLUMBING LLC	REC/BUILDING MAINTENANCE	4004022015		02/20/2015	325.00
							719.20
72-71-410	COMMUNITY CENTER - RECREATION - PROGRAM SUPPLIES & EQUIPMENT						
	3571	GURR'S COPYTEC	REC/COLOR COPIES	187204		03/05/2015	60.60
	4320	JARVIS, JENNY NOEL	REC/CONTRACTED SERVICES	03172015		03/17/2015	1,316.00
	5730	OFFICE DEPOT, INC.	REC/OFFICE SUPPLIES	1764807631		03/05/2015	45.97
	5730	OFFICE DEPOT, INC.	REC/OFFICE SUPPLIES	'58008378001		03/02/2015	889.85
	5730	OFFICE DEPOT, INC.	REC/OFFICE SUPPLIES	'58008378002		03/03/2015	9.88
	5730	OFFICE DEPOT, INC.	REC/PRESCHOOL SUPPLIES	'58008444001		02/27/2015	133.00
	5730	OFFICE DEPOT, INC.	REC/OFFICE SUPPLIES	'58008444002		02/28/2015	79.80
	5730	OFFICE DEPOT, INC.	REC/OFFICE SUPPLIES	'58008445001		02/28/2015	133.00
	7233	SAM'S CLUB	REC/PROGRAM EXPENSES	03232015		03/23/2015	1,397.86
	7772	SPORTS AUTHORITY	REC/BAGS	135896		02/26/2015	279.00
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/ SHIRTS	32406		02/23/2015	917.40
							5,262.36
72-71-420	COMMUNITY CENTER - RECREATION - CONTRACTED SERVICES						
	1905	COMCAST CABLE	REC/INTERNET SERVICE	03142015		03/15/2015	133.72
	7081	ROLLINS, JARED	REC/CONTRACTED SERVICES	05312014RI		05/31/2014	60.00
	7082	ROLLINS, STEVE	REC/CONTRACTED SERVICES	05312015RI		05/31/2014	120.00
							313.72
72-71-460	COMMUNITY CENTER - RECREATION - CONCESSION STAND EXPENSE						
	230	ALLEN, WARREN E.	VENDING MACHINE LEASE	9		03/12/2015	150.00
	1863	SWIRE COCA-COLA USA, INC.	REC/CONCESSION STAND EXPENSE	11640233117		03/13/2015	32.49
	7233	SAM'S CLUB	REC/CONCESSION STAND EXPENSE	03232015		03/23/2015	553.50
	8088	SYSCO INTERMOUNTAIN INC.	REC/CONCESSIONS	607271082		03/05/2015	43.38

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							779.37
	Total RECREATION						9,199.78
	Total COMMUNITY CENTER						9,199.78
73-71-550	CULTURAL ARTS - PROGRAM EXPENDITURES - ARTS COUNCIL EXPENSE						
1743	CHRISTOFFERSON, LAURISA R.	ARTS/CONDUCTOR		03232015		03/23/2015	700.00
73-71-551	CULTURAL ARTS - PROGRAM EXPENDITURES - YOUTH THEATRE						
1112	BRADLEY, KRISTEN	CSYP/CHOREOGRAPHER		03122015		03/12/2015	350.00
2265	DALEY, TAMELA	CSYP/ASSISTANT		03122015		03/12/2015	125.00
2524	DURR, KAMERON LEIGH	CSYP/ASST DIRECTOR		03122015		03/12/2015	125.00
3852	HESS, JANALEE	CSYP/MUSIC DIRECTOR		03122015		03/12/2015	325.00
4585	KREMNEV, ANGIE LITTLE	CSYP/PRODUCER		03122015		03/12/2015	250.00
4585	KREMNEV, ANGIE LITTLE	CSYP/REIMB. FOR EXPENSES		03182015		03/18/2015	279.99
5098	MAYBERRY, CORINNE	YOUTH THEATER/ASST. DIRECTOR		03122015		03/12/2015	200.00
7240	SANDERS, LORI	CSYP/DIRECTOR		03112015		03/11/2015	525.00
7240	SANDERS, LORI	CSYP/PRODUCER		03122015		03/12/2015	325.00
7240	SANDERS, LORI	CSYP/REIMB FOR EXPENSES		03132015		03/13/2015	955.13
9092	VARNEY, EMILY	CSYP/PRODUCER		03122015		03/12/2015	250.00
9094	VARNEY, NICHOLAS MATTHEW	CSYP/ASSISTANT		03122015		03/12/2015	115.00
							3,825.12
73-71-554	CULTURAL ARTS - PROGRAM EXPENDITURES - UTAH CHILDRENS CHOIR						
570	ASAY, KAY	UCC/PROFESSIONAL FEES		03132015		03/13/2015	600.00
570	ASAY, KAY	UCC/REIMB FOR SUPPLIES		03142015		03/14/2015	278.17
4678	LARSEN, ELIZABETH W.	UCC/PROFESSIONAL FEES		03132015		03/13/2015	300.00
4678	LARSEN, ELIZABETH W.	UCC/REIMB. FOR EXPENSES		03142015		03/14/2015	180.80
6448	PRECISION SCREEN PRINTING INC.	UCC/T-SHIRT PRINTING		29193		03/02/2015	150.65
7083	RODEBACK, HEIDI	UCC/PROFESSIONAL FEES		03132015		03/13/2015	150.00
7139	RUDOLPH, MARILYN	UCC/PROFESSIONAL FEES		03182015		03/23/2015	300.00
9355	WEISS, LORI	UCC/ACCOMPANIST		03132015		03/13/2015	80.00
							2,039.62
	Total PROGRAM EXPENDITURES						6,564.74
	Total CULTURAL ARTS						6,564.74
	Grand Total:						334,635.00

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
Dated: _____							
Mayor: _____							
City Council: _____							

City Recorder: _____							
City Treasurer: _____							